

SHORELINE ACCESS STUDY

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Islesboro, Maine

Maine Coastal Zone Management Program

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Miller, Steve.

SHORELINE ACCESS STUDY

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Steve Miller and the Public Access Committee

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August 8, 1986

Islesboro, Maine

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I. Introduction
and

II. Report Summary

The Town of Islesboro is undergoing significant and rapid change due largely to second home construction and development of formerly open space. Land use permit applications have increased substantially in the past five years. Census data for Islesboro shows a steady decrease in population between 1880 and 1970. The period from 1970 to 1980, however, shows an increase of nearly 24 percent.

A volunteer public access research committee was formed in September of 1983 to begin studying shoreline access. A preliminary report made in September of 1984 pin-pointed nearly 40 possible public access locations. Of these, four were selected by the Board of Selectmen for immediate further research with all eventually to be investigated. A progress report on findings to date was presented to the Selectmen in June of 1985.

In the fall of 1985 the Public Access Committee applied for and received a State of Maine, Coastal Zone Management grant to continue the shoreline access research in detail. Six locations for study were added, bringing the total to 46. This report is the major product of that research.

Investigation proceeded according to two primary concerns; those being public rights of access and potential for public development should acquisition of shore property become feasible. The goals, then, were: 1] to clarify the legal status of rights of access at some locations, and, 2] to determine the potential for public conservation, recreation or commercial development of acquired locations. Realization of these goals would assist in creating a more definitive Town role in actual shoreland use and management.

Town Clerk records; minutes of Selectmen meetings; past research into roads, municipal facilities, and resource management; oral history; and other existing sources of data were reviewed to determine public rights.

Ownership data, topography, marine geology, and other site location factors were researched to aid in creation of a base map for each site. Field visits to inventory further concerns were then undertaken. Only then was development potential described in relation to acquisition potential.

The major products of this work are the Inventory Summary and the Individual Site Maps and Narratives.

Of the 46 sites inventoried, only two locations appear to have significant potential for community-scale recreational development. These two sites are at Sprague's Beach and the Alexander Aldrich property on Grindle Point's Gilkey Harbor side.

Another ten locations show strong potential for some form of limited recreation development such as swimming or nature trails. These include Sunset Acres, Big Tree Beach, the Moseley Dock, Billy's Shore, Sabbathday Harbor, Baptism Beach, Sophonja's Beach, Mill Creek, Hewes Point, and Dark Harbor Pool.

There were only five strong candidates for development of a commercial boating facility and most of these would probably be criticised by certain segments of the community. If nothing else, this should speak directly to continuation of current commercial activity at the Grindle Point town dock. [see Inventory Summary Chart]

Many, perhaps most, of the sites show conservation concerns as part of any future. Resource management, wildlife conservation, and open space are primary components. Of particular note regarding conservation are Mill Creek, Meadow Pond, Sophonja's Beach, Hutchin's Island, Mill Dam, Broad Cove, Hinckley's Beach, the Narrows, and Loranus Cove.

Many locations have very clear public rights of access associated with them. Sprague's Beach, Billy's Shore, Sabbathday Harbor, Hutchin's Island, Point Comfort, Pripet Wharf and Beach, the Narrows, Hinckley's Beach, Grindle Point, Mill Creek, Choate Landing, Kissel Point, Derby Road, Town Beach, Dark Harbor Pool, Loranus Cove, Charlott's Cove, Hewes Point, and the old Coal Wharf site all have verifiable rights associated with access. Many other locations have strong cases, too, but might need quiet title action to secure those rights.

However, only two of these 19 sites have appropriate parking, safe access road conditions, and non-conflicting neighborhood characteristics all combined at the same time. They are Grindle Point and Town Beach; and these seem to have achieved or surpassed maximum appropriate useage.

In short, the Battle of the Beaches is on. Be advised that shoreline skirmishes lie ahead and, unless decisive steps are taken to provide municipal control of selected shoreland, we may soon find ourselves priced or pushed beyond the boundaries of our territorial heritage.



III. Sample Inventory Field Sheet

SITE NAME

Sprague's Beach
(2)

ECOLOGICAL SENSITIVITY

Marsh @ E

CURRENT USE

Quohogs/Swimming/Picnics

DEGREE OF USE

Extensive

ACCESS CONDITIONS

borders paved Town Way

SITE DISTANCES

Excellent

EXPOSURE

NW

SCENIC CHARACTERISTICS

Views toward Belfast

SLOPES

level

SPECIAL FEATURES

probably most used beach on island

GROUND COVER

open

WATER CONDITIONS

open cove - protected from SE

DRAINAGE

Marsh (see map)

SHORE TYPE

sand + gravel

MARINE CHARACTERISTICS

could be good clamming

NEIGHBORHOOD

low density

PROBLEMS

parking

RELATIONSHIP w/ PROPERTIES

not critical

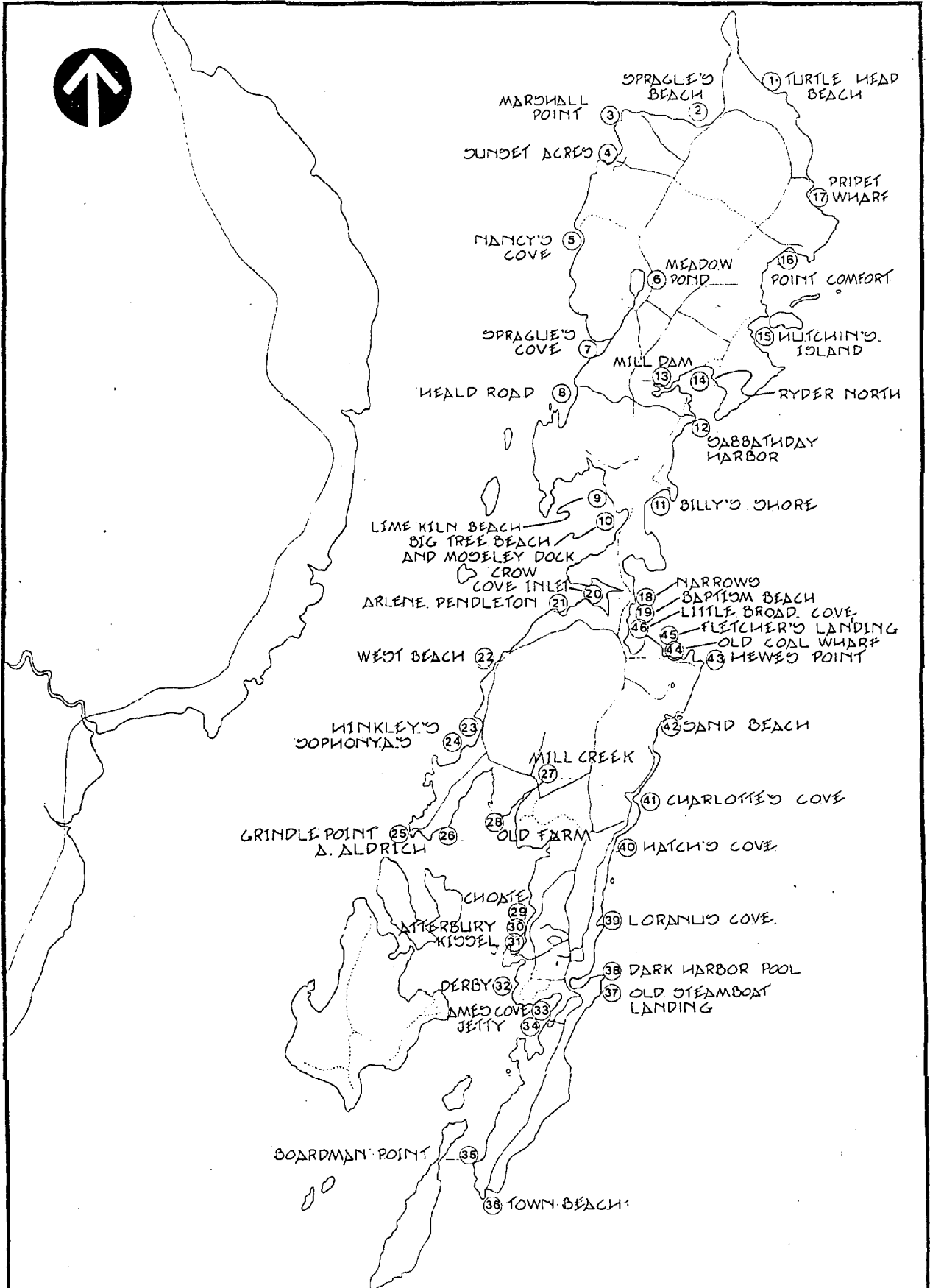
POTENTIAL USE

expand current uses (Rec.)

NOTES



IV. Site Location Map



SITE LOCATION MAP



V. Inventory Summary

KEY:

OWNERSHIP

Pr - Private
Tw - Town Owned

EXISTING LAND USE

A - Private Residential
B - Private Open Space
C - Landing
D - Parking
E - Commercial

ACCESS CONDITIONS

A - State Highway
B - Paved Town Road
C - Dirt Town Road
D - Private Road
E - Trail

RIGHTS TO SHORE

A - Public Road
B - Town Right-Of-Way
C - Probable Right-Of-Way
D - Uncertain Rights
E - No Rights

SHELLFISH

A - Clams
B - Quohogs
C - Mussels
D - Unknown
E - Freshwater Fish

VEGETATION

A - Open Field
B - Scrub Growth
C - Spruce/Fir Woods
D - Mixed Softwoods
E - Mixed Hard and Soft Woods
F - Alders
G - Lawn
H - Marsh
I - Man-Made

SLOPE

A - Level (0-8%)
B - Moderate (8-15%)
C - Steep (15-25%)
D - Severe (25%-)

SHORELINE
CHARACTERISTICS

- A - Sand Beach
- B - Gravel Beach
- C - Cobble Beach
- D - Boulder Ramp
- E - Ledge
- F - Flats
- G - Marsh
- H - Fresh Water

NEIGHBORHOOD

- A - Low Density Residential
- B - Medium Density Residential
- C - High Density Residential
- D - Commercial
- E - Open Space

SPECIAL FEATURES

- A - Panoramic Views
- B - Special Detail Views
- C - Major Watershed
- D - Historic Use

RECOMMENDATIONS

(See Summary following Inventory
Summary Chart)

INVENTORY SUMMARY :


SITE	OWNERSHIP	LAND USE	ACCESS	RIGHTS	SHELLFISH	VEGETATION	SLOPE	SHORELINE	NEIGHBORS	SPECIAL	RECOMMEND	COMMENTS
1	Pr	A/B	D	E	D	C	A	B	A/E	A	I	
2	Pr	A/D	B	A	B	H/I	A	A/B	A/E	A/D	A	need parking
3	Pr	A/B	D	C	B	C	B/C	A/B	A/E	A/D	G	
4	Pr	A/E	D	C	B	E	B/C	A	B/D	A/D	B	parking problem
5	Pr	A/B	D	E	D	D	B/C/D	A/B	A/E	A/B	H/I	
6	Pr	A/B	B	C/E	E	E/F	A	H	B	C/D	A/C/E/F	only great pond
7	Pr	A/B	D	D	D	E	C	B	A/E	A/B	H/I	
8	Pr	A	C	C	D	E	A	B/E/G	A	A/D	F/G/H	old Town landing
9	Pr	A	D	D	D	B/D/G	C	B	B	A/D	H/I	
10	Pr	A/C	B	D/E	D	E	B	B/C	A/E	A/D	B/C/D/E/F	historic beach use private dock
11	Tw/Pr	B/C	C	B	D	D	A	A	C	A/D	B/C/D	
12	Pr	A	C	B	D	A/G	A	C/E	C	B/D	B/E/J	old steamboat landing
13	Pr	B	B/E	D	A	D	A	F/G	E	D	F/G	tidal channel + clams
14	Pr	B	C/E	D	A	E	B	A/B	A	B/D	D/E/F	
15	Pr	A/B	C/E	B	A/C	D/F	B	A/F	A	C/D	F/G	
16	Pr	A/B	C	B	A	D/F	A	A/F	A	B/D	F/G	
17	Pr	A/C	C	A	D	A/B/E	B/C/D	B/D	A	A/D	E/I/J	old mail boat landing
18	Pr	A	B	A	D	D	A	B/E/G	A	A/B/D	C/G	
19	Pr	A	D	D	D	D	B	A/B	B	A/D	B/C/D	
20	Pr	A	B/E	D	A	D	A/D	F/G	A	B/C	B/G	
21	Pr	A	D	E	A	B/E	B	A/E	B	B/D	B/E/J	near old Smith landing
22	Pr	B	B	E	D	E	B	B/E	B	A	I	

SITE	OWNERSHIP	LAND USE	ACCESS	RIGHTS	SHELLFISH	VEGETATION	SLOPE	SHORELINE	NEIGHBORS	SPECIAL	RECOMMEND	COMMENTS
23	Tw	F	B	A	D	I	A	D/E	B	A	G	
24	Pr	B	A/E	E	B	F	A	B/G	B	A/D	C/D/F	
25	Tw	C/D/F	A	A	D	G/I	A	C/E	D/E	A/D	A/E/J	overcrowded
26	Pr	B	A	E	A	A/D/F	A	B	E	B	A/D/E/F/J	
27	Pr	A	B	A	A	B/F	B	F/G	B	B/C	B/F	tidal channel
28	Pr	B/E	C/D	C	D	G	A/B	D	D/E	A/B/D	G/H	old Town landing
29	Pr	A	B	B	D	G/D	B/C	B/C	B	B/C/D	G	old Town landing
30	Pr	A/E	B/E	C	D	C	B/D	E	B	B	E	
31	Pr	A/B	C	A	D	A	A	B/E	B	B/D	E/G	old Town landing
32	Pr	A	C	A	A	C	B	B	B	D	E/G	old Town landing
33	Pr	A/E	D	D	A	A/I	A	F	C	D	G	
34	Pr	B/C	D	D	D	C	B/D	E	B	A	H/I	
35	Pr	A	B/D	C	A	D	B	B	A	B/D	G	old Town landing
36	Tw	F	C	A	D	B/C	B	B/E	A	A/B	A	Town Beach
37	Pr	A/B	D	D	D	A/C	B/D	B/E	B	A/D	I	old steamboat landing
38	Pr	B	B	A	D	E/I	C	E/F/G	C	D	C/D	old swimming pool
39	Pr	A	C	A	A	D	C	A/B	B	A/B/D	C/F	
40	Pr	A/B	C	D	D	E	D	B	B	A/C	C/G	
41	Pr	A	C	A	D	C	D	B	A	A/B/C	G/H	
42	Pr	B	E	E	D	B/E/F	A	A/B	E	A/C	H/I	
43	Tw/Pr	A	C/E	B	D	B	B/D	E	C	A/D	B/E	old mailboat landing
44	Pr	A/B	B	A	D	A/B/C	B	B	C	A/D	E/J	old coal wharf
45	Pr	A	D	D	D	A/B/C	B/D	B/C	C	A/D	I	Fletcher's landing
46	Pr	A	B	C	A	A	A	F	C	D	F/G	important clamming

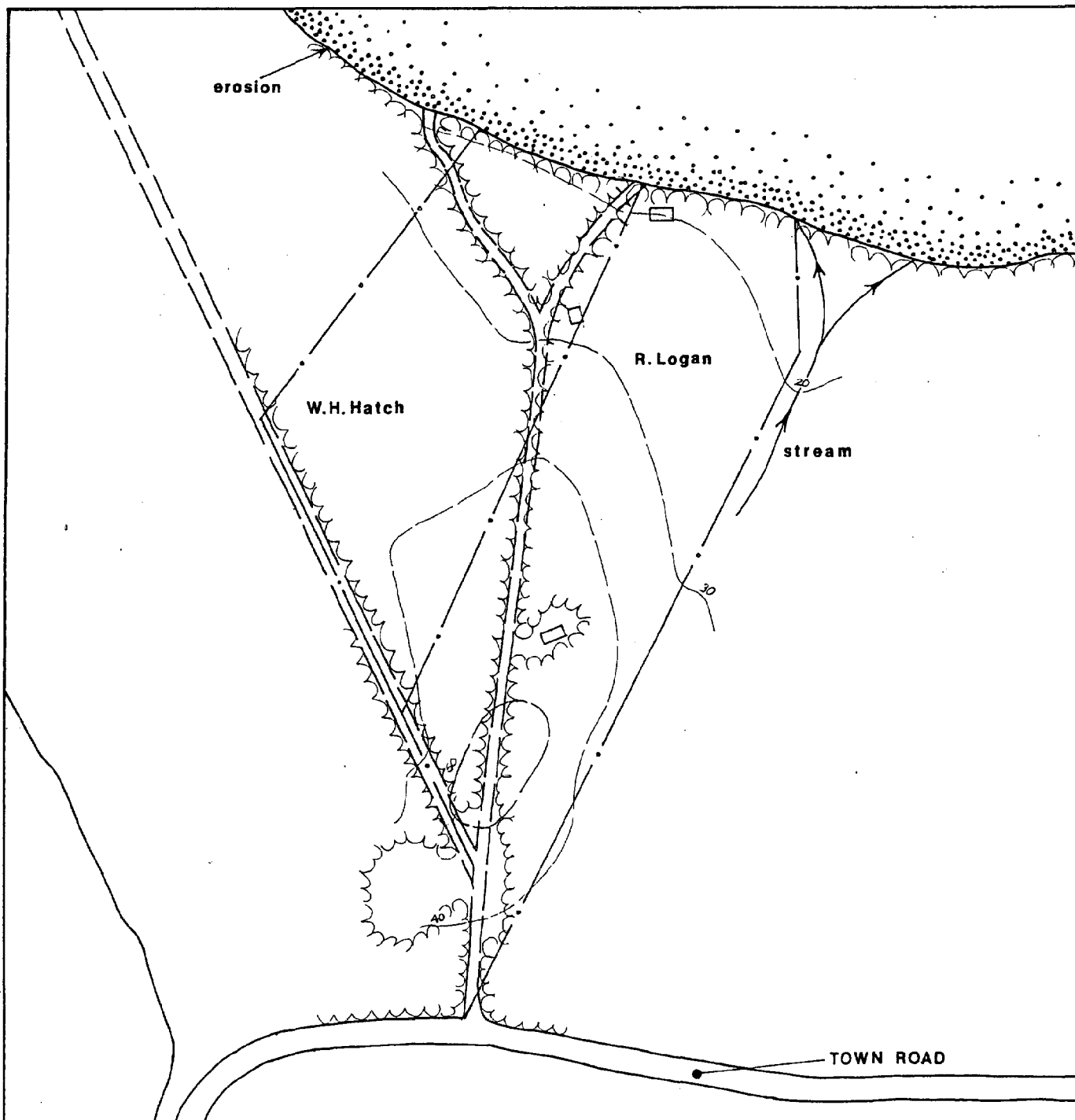
Summary of Recommendations

NOTE: Numbers refer to Site Location Map. These recommendations are long-range, general, and subject to varying degrees of amendment or alteration. Further investigation is necessary prior to purchase or development.

- A - Community-scale recreation potential (e.g. beaches, picnic areas): 2,6,25,26,36
- B - Potential for small-scale neighborhood type recreation: 4,10,11,12,19,20,21,27,43
- C - Candidate for continued open space: 6,10,11,18,19,24,38,39,40
- D - Swimming potential: 10,11,14,19,24,26,38
- E - Potential for boating facility: 6,10,12,14,17,21,25,26,30,31,32,43,44
- F - Resource conservation or protection: 6,8,10,13,14,15,16,24,26,27,39,46
- G - Limited community use potential other than access to the shoreline: 3,8,13,15,16,18,20,23,28,29,31,32,33,35,40,41,46
- H - Possible conflicting neighborhood characteristics (e.g. isolated and remote or surrounded by houses): 5,7,8,9,28,34,41,42
- I - Private use: 1,5,7,9,17,22,34,37,42,45
- J - Potential or existing commercial use: 12,17,21,25,26,44

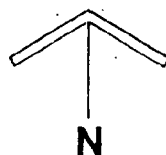
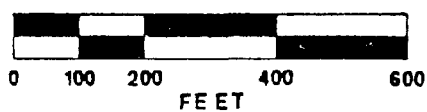


VI. Site Maps and Narratives



TURTLE HEAD BEACH

SITE NUMBER 1



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Turtle Head Beach

LOCATION MAP NUMBER: 1

OWNERS: W.H. Hatch and R. Logan

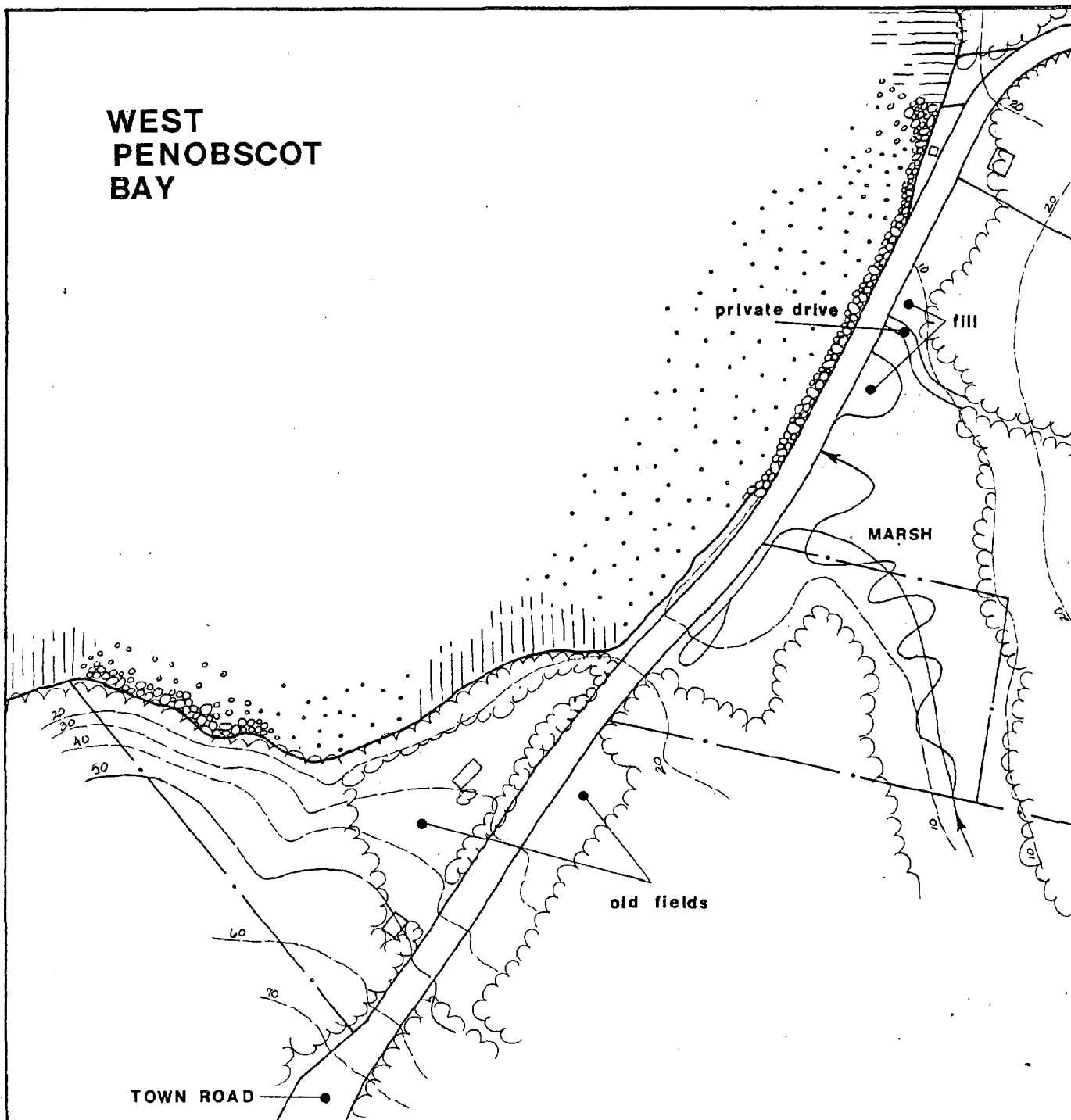
LEGAL RIGHTS OF ACCESS: None. This is part of a private residential subdivision. The subdivision road to the west of the access way herein described leads eventually to the only resource protection district in town. This, too, is private. The old road to the beach, shown on the accompanying map to the east, is a driveway for R. Logan. There is no evidence of any current public use what-so-ever.

SITE DESCRIPTION: This level ground covered in spruce was agricultural in the past, as evidenced by a stone fence visible near the Logan house and the cellar hole, presumed to be the Lasell farmhouse site, further toward the shore.

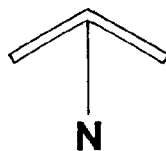
The gravel beach is extensive toward the east, stretching along in front of large red maples and coarse marsh grass. A wide-open spot, views are panoramic toward Sears Island and Cape Rosier.

RECOMMENDATION: Continued private use seems best. The beach is quite removed from any town way and would conflict with existing residential use.

WEST
PENOBSCOT
BAY



SPRAGUE'S BEACH
SITE NUMBER 2



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Sprague's Beach

LOCATION MAP NUMBER: 2

OWNERS: M. Hall, P. Berry, C. Hall, formerly S. Patten
& formerly R. Hall.

LEGAL RIGHTS OF ACCESS: The beach borders the Town Road
right-of-way so access is assured.

SITE DESCRIPTION: Quite likely the most used beach on
Islesboro, the approximately 700 feet of sand and
gravel is gently sloping to the west. Existing uses
include swimming, picnicing, digging for the few
quohogs left, some boating, and walking. The clam
survey report prepared by Maritec in 1980 indicated
that the resource could be encouraged here. An
ecologically significant salt marsh, one of the
largest on the island, is located to the east and
attracts blue heron, deer, and a great variety of
other forms of wildlife.

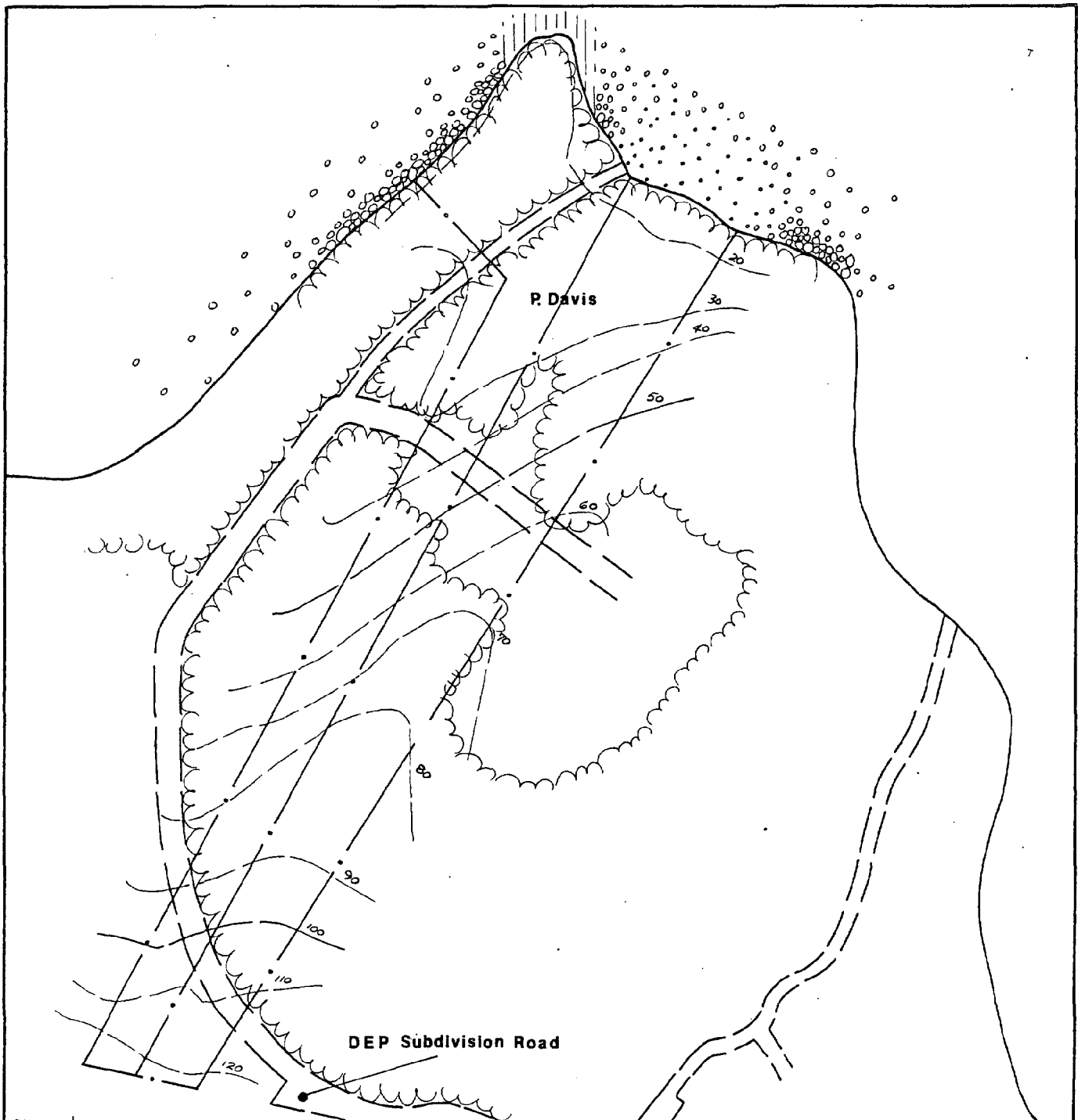
The total lack of shoulders on either side
of the road travel surface creates a parking and
safety problem. Public use of a portion of the
privately owned P. Berry property for parking helps
somewhat but is not routine.

RECOMMENDATION: Article 5 in the warrant for a town meeting
April 10, 1948 asks, "What action the town will
take ... as regards the care and preservation of
Sprague's Beach ... as a public recreation area .."

We might ask the same question today. This
would seem to be a logical area to develop for
continued and perhaps greater town use. Acquisition
of an easement for, or, simple ownership of,
some parking space is important. Either the small
portion of the P. Berry property currently used or
the entire former R. Hall piece would allow for the
creation of public parking. Some improvements at
either site would be helpful.

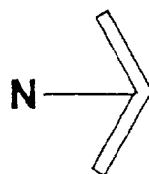
In addition, if acquisition of either the S. Patten
property or both the R. Hall and the M. Hall pieces
were possible, an expanded picnic capability similar
to Town Beach would be feasible.

The S. Patten property would present even further
potential for future recreational uses due to its
size (7.25 acres) and primarily open, level terrain.



MARSHALL POINT

SITE NUMBER 3



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Marshall Point

LOCATION MAP NUMBER: 3

OWNER: P. Davis

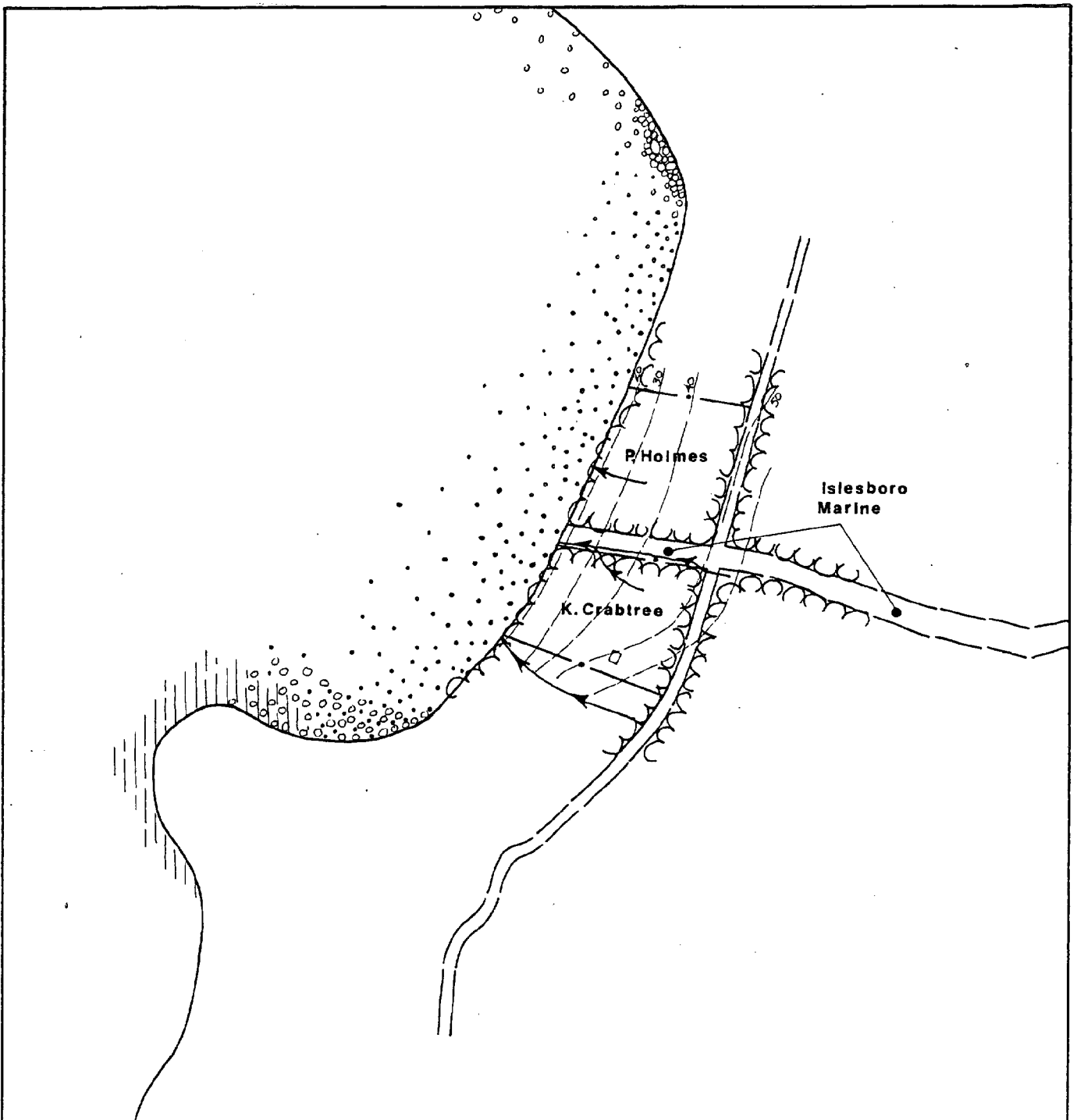
LEGAL RIGHTS OF ACCESS: A probable right-of-way exists because of open and notorious historical public use.

SITE DESCRIPTION: This small sand and gravel beach is located at the end of a long, winding, and, in at least one spot, steep dirt road, some portions of which have been superceded by a subdivision road. Thick spruce woods crowd the shore and, while attractive to look at, create cool shade on an already cool north shore.

Boulder ramps define both ends of the approximately 200 foot long beach.

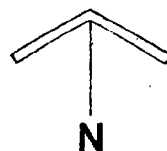
The two parcels shown on the accompanying map, both belonging to P. Davis, are part of a subdivision. Although only two houses have been built to date, the full-term expentancy for density represents a dramatic change in this neighborhood.

RECOMMENDATION: While it might make sense to secure the right of the public to access the shoreline here, development potential for community purposes does not seem adviseable.



SUNSET ACRES

SITE NUMBER 4



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Sunset Acres

LOCATION MAP NUMBER: 4

OWNERS: P. Holmes & K. Crabtree

LEGAL RIGHTS OF ACCESS: A probable right-of-way exists because of open and notorious historical public use. The area was used for sheep grazing during the early part of the century by the Trim family. An old cemetery is located atop a promontory just south of the cove. The waters of this cove were a traditional fishing spot, herring weir being commonly stretched across the mouth. These early uses created a "horse and wagon" road running directly to the shore.

Mel Trim and Fred Sprague were probably the last to use the road for fishing and agriculture. Roland Miller and his father cut timber here and milled on location about half way between the town Main Road and the shoreline. They employed slabs and sawdust to keep the trucks loaded with lumber moving across wet areas during mud season.

Ruth Sprague remembers attending a school picnic here in 1929.

During the sixties, Ray C. Ellis, Douglas I. Grinnell and Yeaton D. Randlett, known as the ABC Company, acquired most of the land abutting this roadway, including the shore property where the road meets the shore.

Various deeds and survey plans refer to a right-of-way to the shore at the traditional location following implementation of a subdivision plan drawn by Kolman and dated July 17, 1966 as referred to in deed of Ernest J. Schoeck, Jr. to Kenneth L. Crabtree dated 1971 and recorded in the Waldo Registry in volume 693, page 1029.

A plan by Albert C. Nelson dated September, 1978 and another by Jesse Rolerson dated January 21, 1985 both show the right-of-way. These are recored in the Islesboro Board of Assessors' Office.

A deed from the ABC Company using named partners dated October 10, 1968 and recorded in volume 672, page 26 to Ernest and Valerie Schoeck describes, in part. "Beginning at an iron pipe at the northeast corner of lot being conveyed, being lot no. 4; thence N. 48 W 287 feet along South side of right of way leading to shore, to an iron pipe on shore of West Penobscot Bay ..."

In March of 1985, Islesboro Marine Enterprises, Inc. purchased two parcels from Ray Ellis, et. al. The first was the Camp Road itself and the second was the right-of-way to the shore. This transaction is recorded in the volume 845, page 100 at the Waldo County Registry. It describes "a certain Right-of-Way presently in existence, known and designated as the

SUNSET ACRES continued

Camp Road to be used in common with others for the purpose of ingress, egress and retrogress to and from the West Shore (Town) Road, to the second parcel herein conveyed; and for the purpose of ingress, egress and retrogress to and from both parcels herein conveyed to the Penobscot Bay ..."

Common public usage of this way has continued in the form of access to the Beach primarily for recreational purposes.

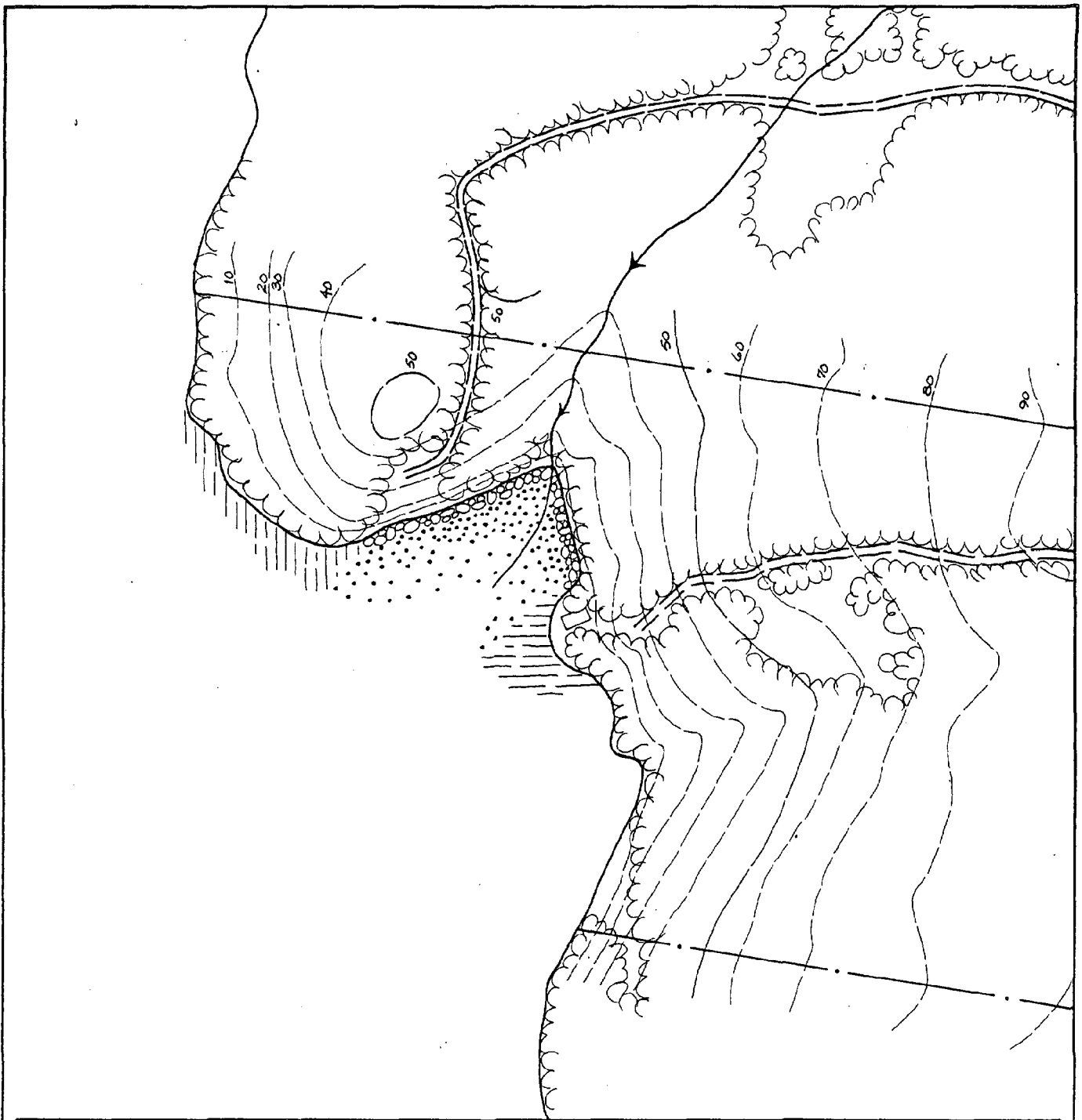
SITE DESCRIPTION: Once called "Silver Sands" by youthful users, this partially protected beach is nearly 1000 feet in length and is composed of fine sand for much of that distance. Boulders to the north and gravel, then boulders, to the south define the beach ends.

Access is along an old private dirt road of some 3000 feet in length from the Town Road to the Shore. Slopes and site distances on this road are severe and traffic is considerable (the way services a subdivision and a major island business).

The cove is open to the west and northwest.

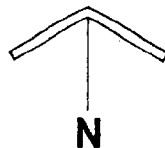
RECOMMENDATION: The access way is a safety hazard currently. Additional use should not be encouraged until such time as ingress and egress can be handled more expeditiously.

Action to secure the public rights of access might be adviseable, however.






NANCY'S COVE

SITE NUMBER 5



KEY:

-  BEACH
-  ROCKS
-  LEDGE
-  DRAINAGE
-  MARSH

SITE NAME: Nancy's Cove

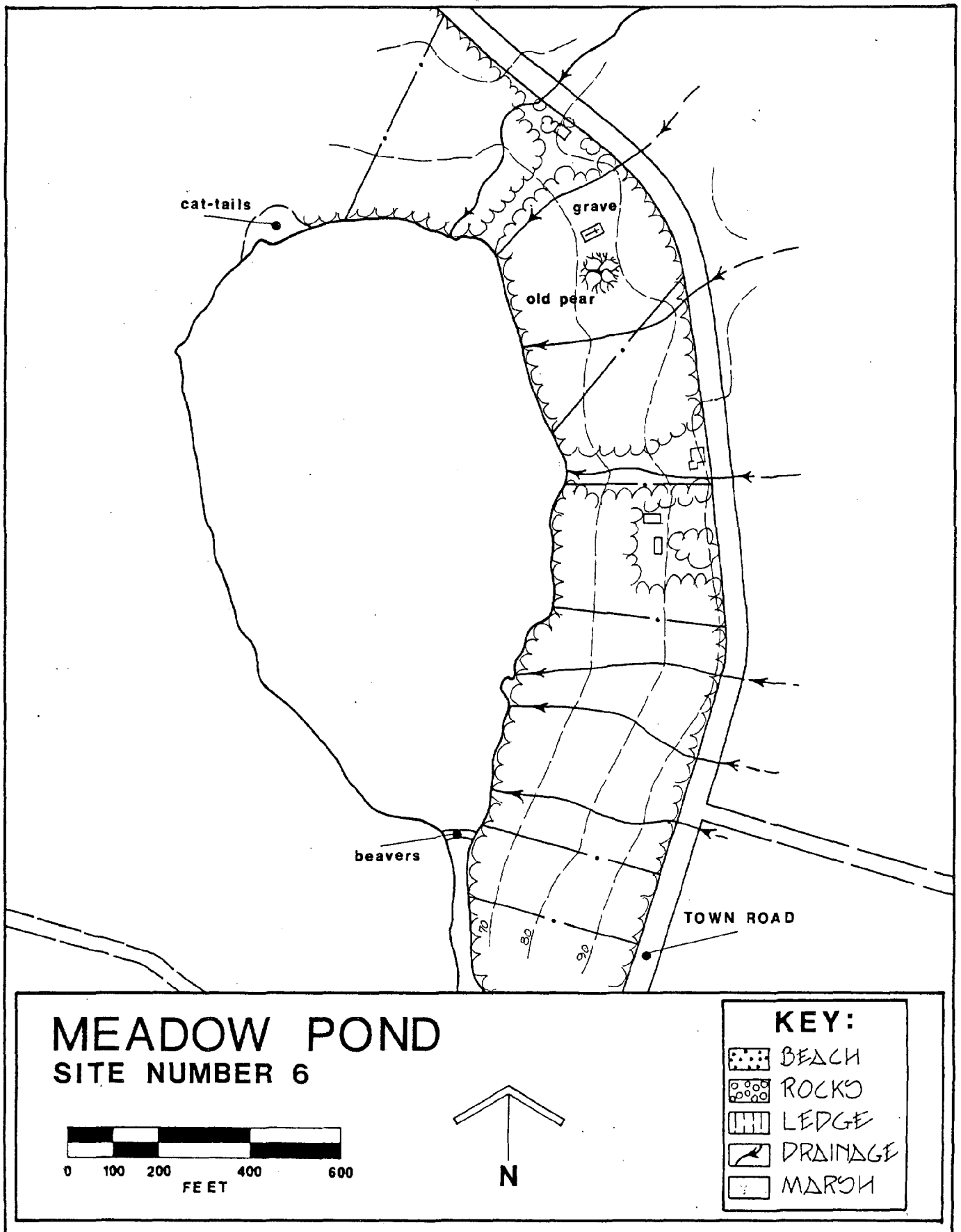
LOCATION MAP NUMBER: 5

OWNERS: F. Fowler Trust & J. Willis

RIGHTS OF ACCESS: None. This is a private way, although there has been occasional public use of the beach for many years.

SITE DESCRIPTION: With a southwest exposure, sand and gravel beach, some anchorage potential, and views to Northport, this is a unique little cove and beach. A primary waterway defines the common boundary between Willis and the Fowler Trust. The northerly access way ends atop a very steep bank with a dramatic view down West Penobscot Bay.

RECOMMENDATION: Remoteness, poor condition of access way, private nature of the properties, and no basis to suggest any public rights to use the access way all suggest no community involvement.



SITE NAME: Meadow Pond

LOCATION MAP NUMBER: 6

OWNERS: J.H. Myrick, H. Archibald Heirs, A. Coombs, R.H. &
L.P. Dowhan & L. Harrison.

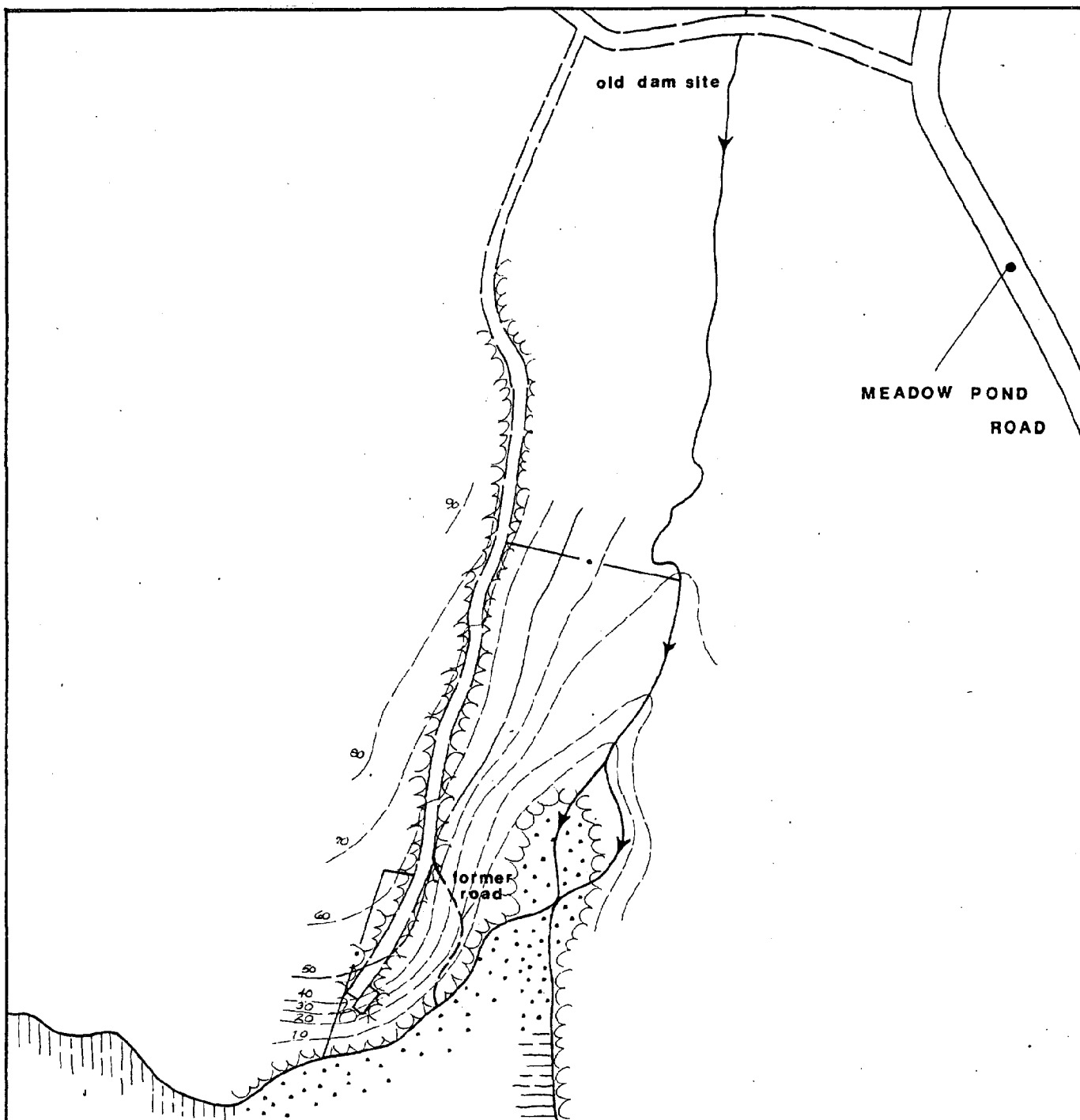
LEGAL RIGHTS OF ACCESS: Although a former land owner apparently allowed regular use of a path to the shore of the pond there is little evidence to create a case for a public right-of-way. However, as a Great Pond, so-called, access for fishing and fowling is guaranteed by law.

SITE DESCRIPTION: As the biggest pond on the island, this site deserves special consideration. Historical use ranged from supplying ice and fish to small boat rowing. In the early seventies, the Islesboro Board of Selectmen considered the question of best use of the Pond and, at a November 30, 1971 meeting, determined " ... that the Wetland Wildlife habitat represents the best usage for the area ..."

The town road runs close to the eastern side of the Meadow Pond and this section of highway is quite densely populated.

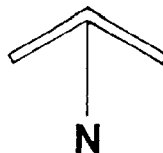
The pond surface is over one thousand feet from north to south and is about 800 feet wide at one point. The perimeter of this eastern shore is marshy and shows signs of having covered once-dry ground recently. This is due, of course, to the extensive activity of the beavers who have a dam at the southern end, not far from abandoned stone work where a shingle mill once drew power from the water current.

RECOMMENDATION: Public access should someday be secured. Priority is the question. There are now still properties with opportunities for non-conflicting limited public use. Keeping open space around the Pond might become a planning goal.



SPRAGUE'S COVE

SITE NUMBER 7



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Sprague's Cove

LOCATION MAP NUMBER: 7

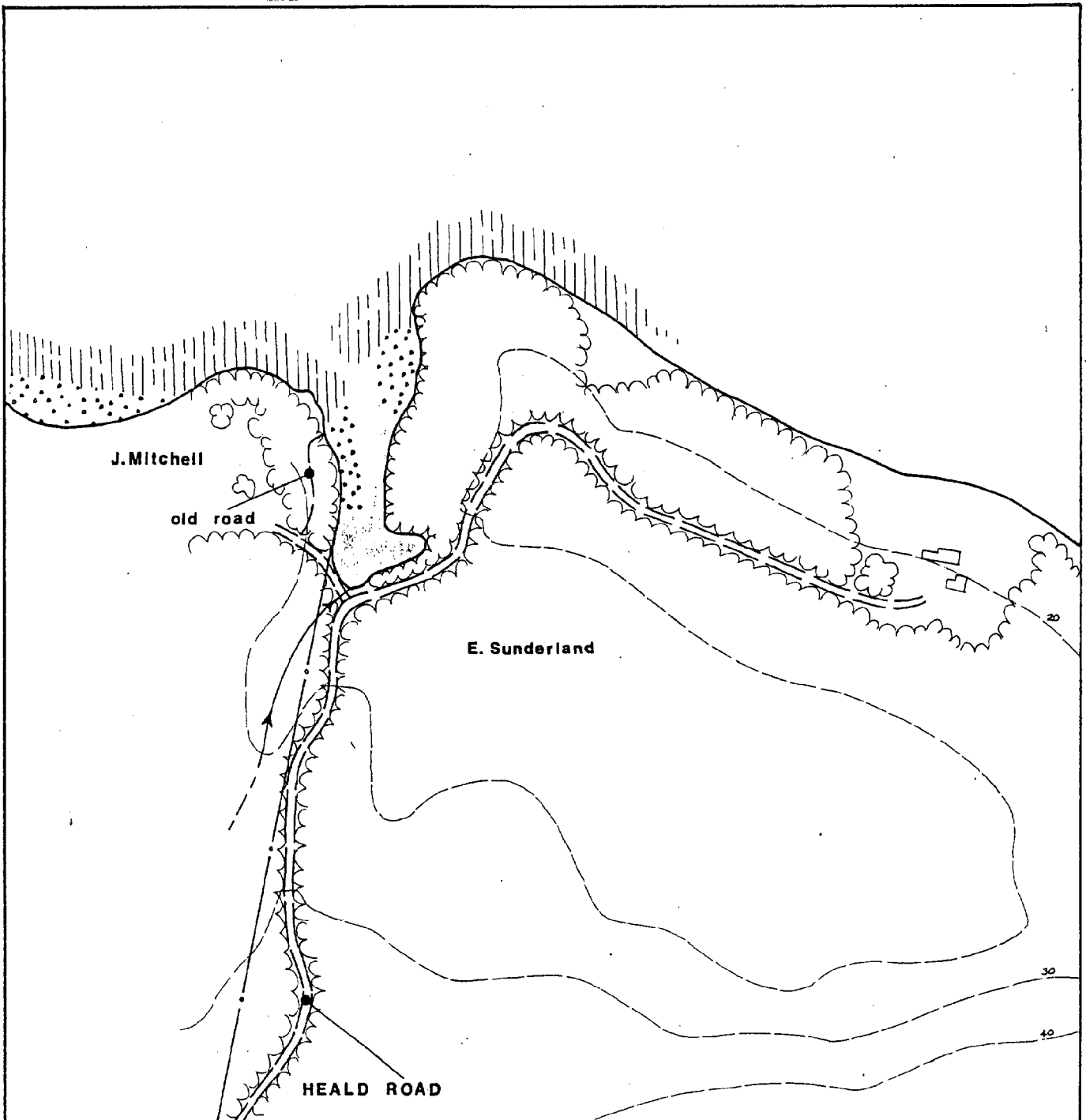
OWNER: R. Ellis, Jr.

LEGAL RIGHTS OF ACCESS: Although not commonly thought of as a town way by many, at a meeting of the Islesboro Board of Selectmen on August 21, 1980, the following action on a motion is described: "... the Board agreed unanimously that the old town road through the Ray Ellis property south of the Meadow Pond is considered a "road" for fulfilling road frontage requirements in the town ordinance."

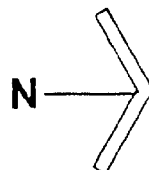
Various public factions have used this way in the past for ice related work, to fish, and for swimming. A permit was granted Amariah Trim to place a fish weir "at what is know as Sprague's Cove and called the creek" on December 30, 1916.

SITE DESCRIPTION: Either by dredging, so boats could more easily be loaded with ice, or created by an unusual natural process, the top of this cove, where the major stream from the Meadow Pond first meets salt water, is very quickly deep at high water, forming a pool. Both east and west sides of the pool have sand and gravel beaches, or shelves. A steep bank rises to the access way at the west. This is mostly covered with spruce and fir except for evidence of some form of old road bed. The Ellis house is just south of this area.

RECOMMENDATION: Current residential use of the area, a poor access road, and removal from major town roads makes this an unlikely candidate from community development.



HEALD LANDING SITE NUMBER 8



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Heald Landing

LOCATION MAP NUMBER: 8

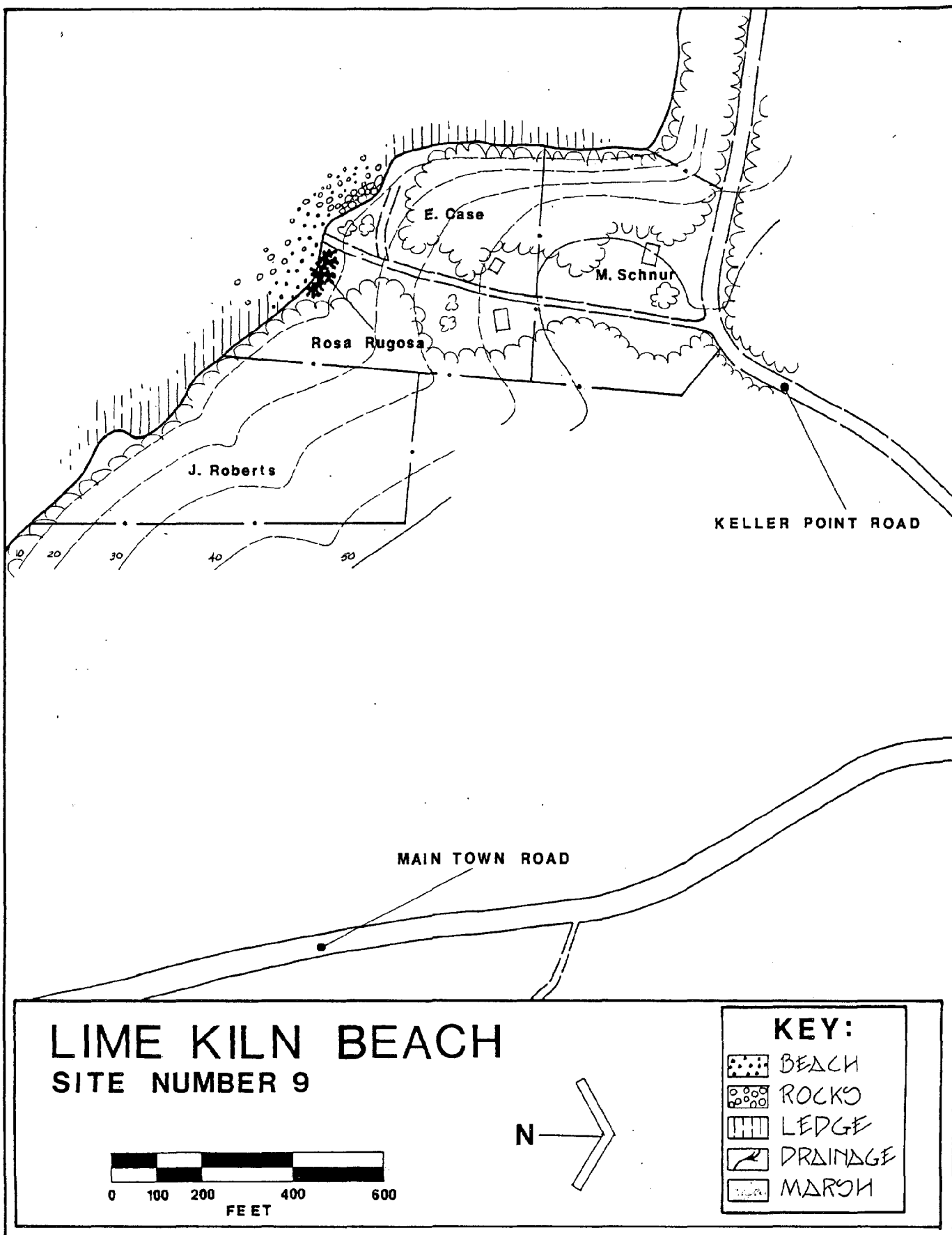
OWNERS: J. Mitchell & E. Sunderland

LEGAL RIGHTS OF ACCESS: Article 11 in the warrant for a town meeting March 6, 1905 read in part: "...to see if the Town will vote to accept the town way... Beginning at the town way near the School house, in former district No. 5, thence N. Westerly ... to the shore of West Penobscot Bay..." This road, together with a piece over the Adams farmland joining with the Keller Point Road, was accepted. The section "beginning at a bridge on the northern side of Heirs of B.F. Heald" which connected this way to Keller Point Road was discontinued in 1960. The remainder continues as a town road.

Various older residents call the spot where the Heald Road meets the shore a Town Landing. These were designated as points of departure and arrival at a time when travel by boat was far more common than travel over land.

SITE DESCRIPTION: The inner portion of shoreland here is marshy and mixes with a fresh water swamp to the south of the roadway. Further out the shore material changes to gravel beach surrounded by ledge. New residential use is in close proximity to the gravel portion of the shore.

RECOMMENDATION: While public rights of access should probably be noted and maintained, there seems little to suggest any further public interest except to protect the marsh ecology.



SITE NAME: Lime Kiln Beach at Seal Harbor

LOCATION MAP NUMBER: 9

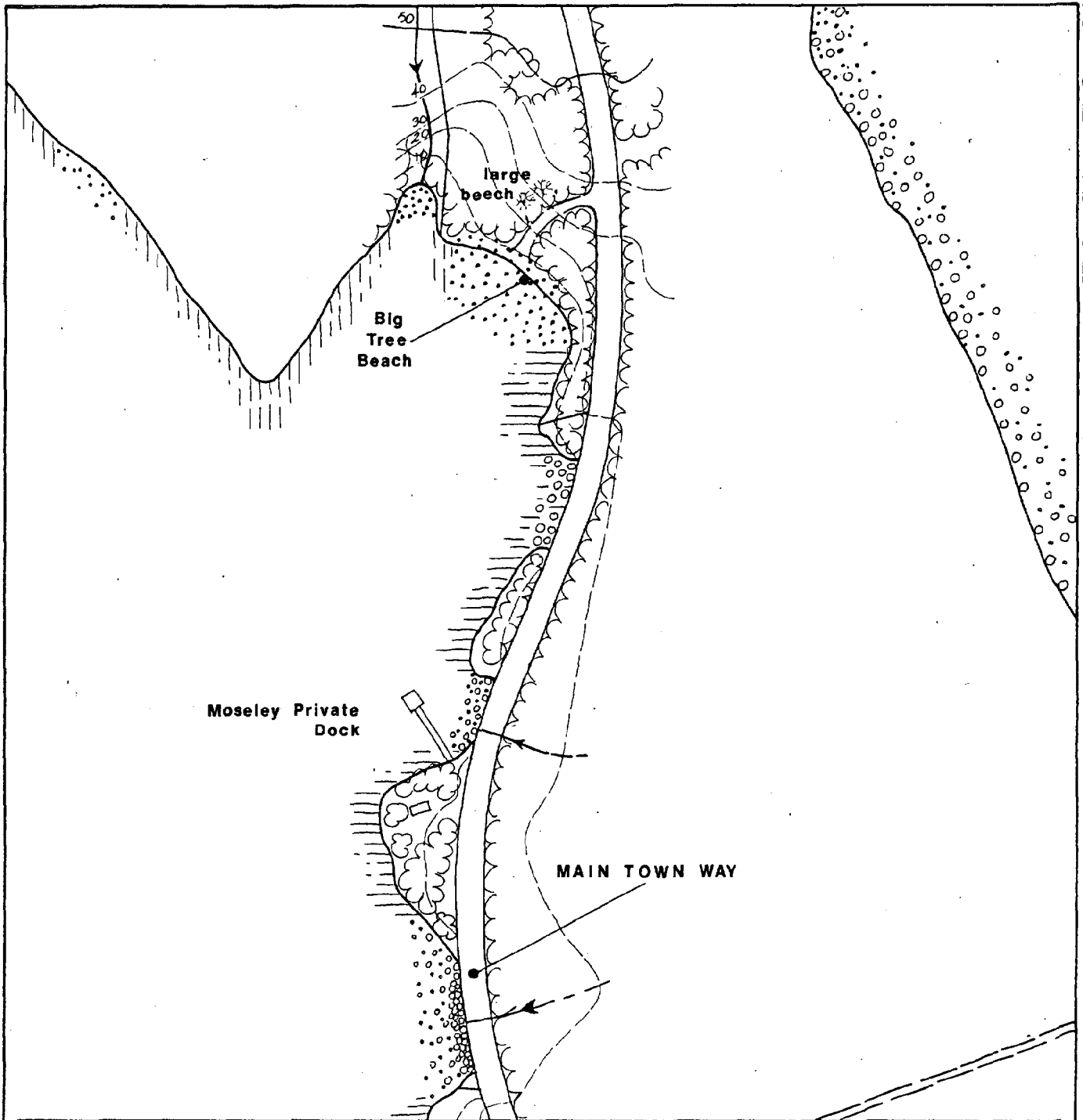
OWNERS: M. Schnur, E. Case & J. Roberts

LEGAL RIGHTS OF ACCESS: Little definitive information exists regarding this unimproved road to the shore except that a commercial lime operation did utilize the site for many years. Seal Harbor has regularly been used for various aquacultural purposes and one might assume that at least one of the many fish weir used in this general locale was tended from this launching beach.

SITE DESCRIPTION: A bold promontory slopes steeply to a small gravel beach. The access way is very close to existing structures and essentially disappears into lawn at one point near the Case residence.

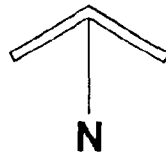
The shore is open to the southwest and is bounded by ledge and a cobble ramp.

RECOMMENDATION: This private area would likely consider any public development quite in conflict.



BIG TREE BEACH & MOSELEY DOCK

SITE NUMBER 10



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Big Tree Beach and F.S. Moseley Dock

LOCATION MAP NUMBER: 10

OWNERS: R. Wood and F.S. Moseley

LEGAL RIGHTS OF ACCESS: The Moseley dock and property are clearly private and absolutely no public rights exist here.

Big Tree Beach has been used by the public "forever" and yet legal public rights remain uncertain. In 1973, recreational use of the beach was high and created a parking problem which took until enactment of a parking ordinance in September of 1976 to remedy.

In the meantime, at a July 12, 1973 meeting of the Board of Selectmen, the Town Manager "was requested to contact Mrs. Moseley (then owner of the property) about donating the Big Tree swimming area to the Town." The beach was mentioned in official minutes again in June 1978, but only briefly. At a meeting July 13, 1978, "The manager related Mrs. Moseley's telephone call to the Board and noted that no trespassing signs had been posted. That served to retract her permission for the use of the beach."

It would appear difficult, then, to claim prescriptive public rights of access since such a case would require the owner's approval of use, even if such approval remained unspoken.

SITE DESCRIPTION: Two distinct sites are herein described: Big Tree Beach and the Moseley dock. The Beach area covers most of the 513 feet of shore frontage for Lot #1 of R. Wood's Big Tree Beach subdivision. This lot is currently for sale.

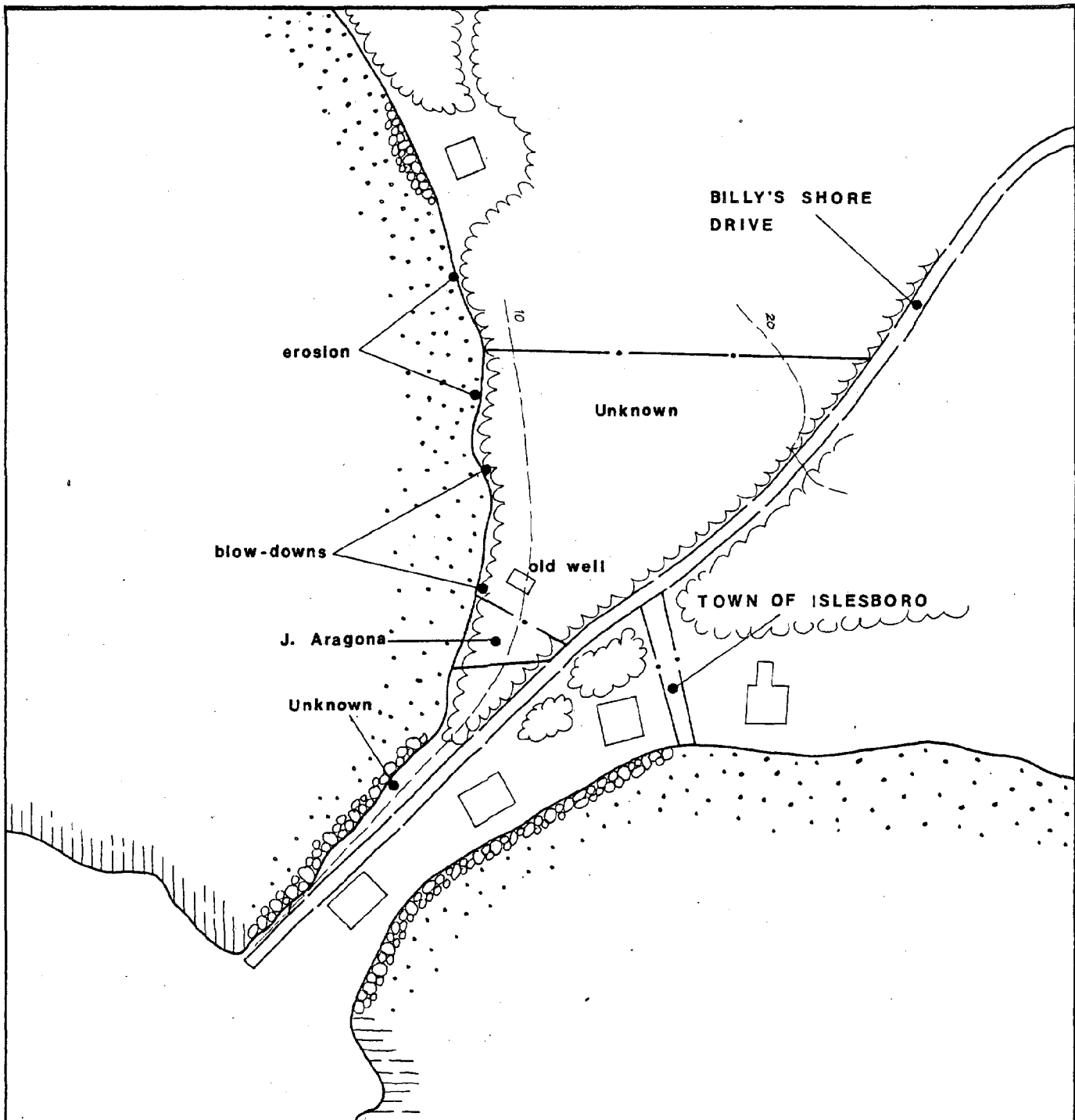
The beach is snuggled into a cove at the northeast side of Seal Harbor. Warm water contributes to its popularity as a swimming spot. Easy access from the Main Road is another factor. The beach is composed of gravel and slopes gently to low water. Surrounding vegetation is mixed hardwood and spruce.

The Moseley dock site is located on a small piece of land just south of Big Tree Beach. Mostly ledge, the site is covered in mixed tree growth with the exception of the clearing around the boat house.

Seal Harbor is a protected anchorage site with access to West Penobscot Bay.

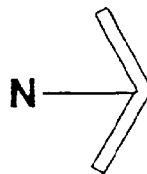
The Main Road in this entire area has limited site distances due to curves, hills, and hollows.

RECOMMENDATION: Although both locations present excellent opportunity for community use and development, real estate costs and/or unavailability may prove prohibitive.



BILLY'S SHORE

SITE NUMBER 11



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Billy's Shore

LOCATION MAP NUMBER: 11

OWNERS: Town of Islesboro, J. Aragona, & Unknown

LEGAL RIGHTS OF ACCESS: Two beaches are in close proximity here, the South Shore, so-called, looking down toward Hewes Point, and another usually called Uncle Billy's Shore which looks over toward the Bluff and Castine. At the eastern Uncle Billy's Shore is a Town right-of-way approximately 20 feet wide and 140 feet in length (or about .06 acre). This way is shown on a "Plan of Land in Islesboro, Maine Showing Lots Surveyed for Wm. R. Coombs & Others..." dated August of 1902 and signed by P.H. Coombs, C.E. of Bangor. The same way is shown on current town tax maps.

Across the road to the south and east is the South Shore. The town road right-of-way borders the edge of this shore so access is technically assured.

SITE DESCRIPTION: Easterly Uncle Billy's Shore, while having the clearly depicted R-O-W, is surrounded by summer cottages. Population density is quite high. The sand and gravel beach, some 350 feet long, is solid underfoot and slopes gently to low water. Views are toward the Bluff and across the East Bay to Cape Rosier.

The South Shore across the road is a sand beach approximately 500 feet in length essentially unpopulated. A single cottage is located 600 feet from the town road and gains access from the west rather than from Billy's Shore Road.

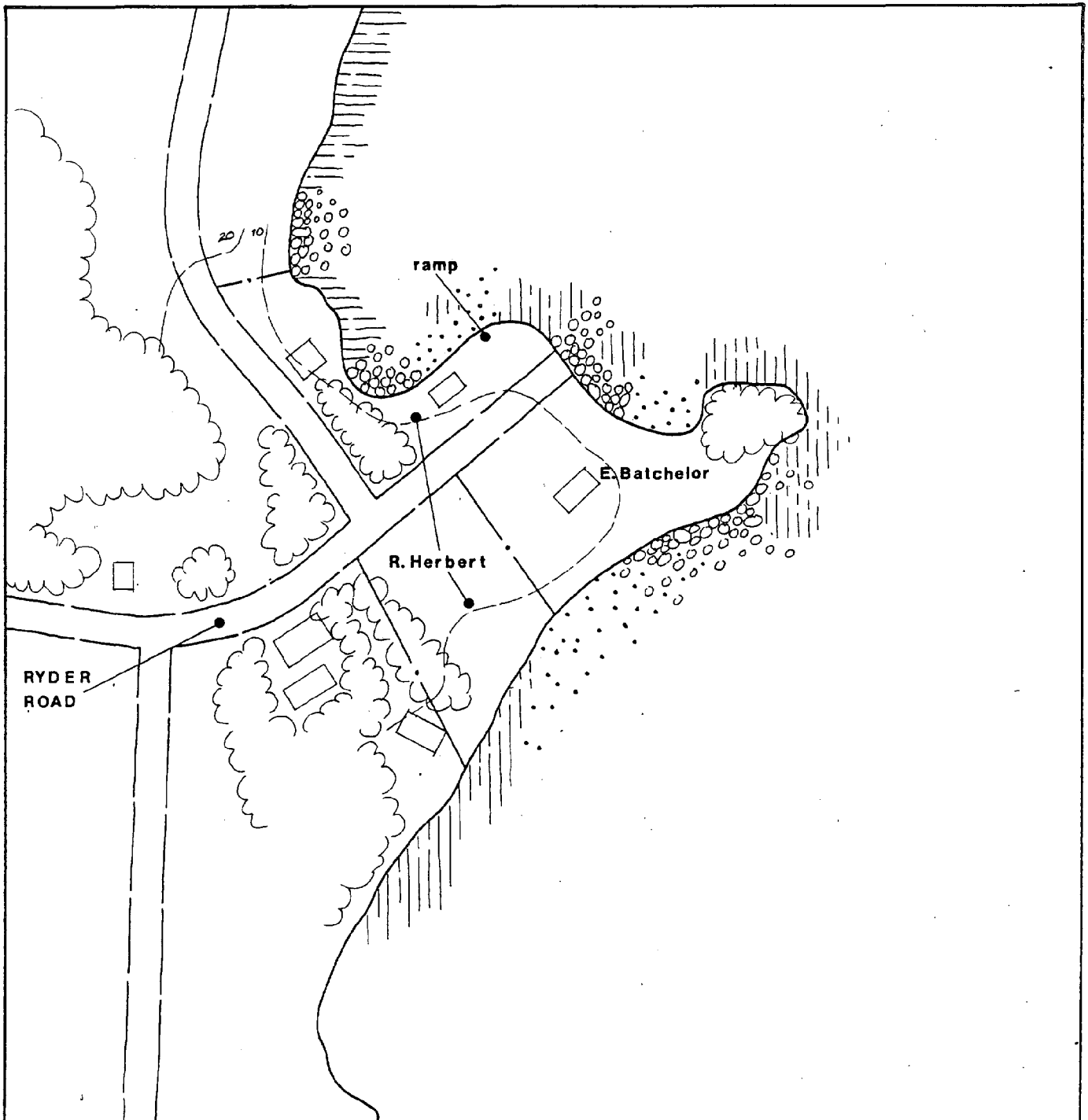
This shore has some soft clay spots underfoot and is suffering severe erosion. Numerous blow-downs edge the beach. Orientation is to the south and southeast with views toward Hewes Point and North Haven. Two parcels of land, with a third in between, have no known ownership registered with the tax assessors. The large piece to the north and west of the others is approximately 1.5 acres. This is thickly covered with cedar, spruce, and other softwood growth. Being nearly level and not very high above sea level, much of the area is wet in spring. However, one section toward the westerly boundary is drier and the trees are of somewhat better proportions.

RECOMMENDATIONS: There would appear to be considerable possibility for public recreational use of this area. In particular, the two pieces of unknown ownership at the South Shore are suitable for public use. The very narrow strip bounding the town road should be kept "as is" for open space and views across this cove. The larger piece could be used for picnics, swimming, parking for this beach and for access to the other shore, and possible other small-scale activities.

BILLY'S SHORE

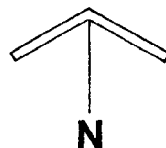
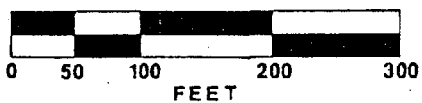
RECOMMENDATIONS CONTINUED:

Two major limiting factors include the density and integrity of the neighborhood as a known entity and the access road conditions. This might make an excellent neighborhood project. Erosion is another important consideration.



SABBATHDAY HARBOR

SITE NUMBER 12



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARCH

SITE NAME: Sabbathday Harbor

LOCATION MAP NUMBER: 12

OWNERS: R. Herbert & E. Batchelor

LEGAL RIGHTS OF ACCESS: Ryder Road, so-called, runs in an easterly direction commencing at the Main Town Road by Durkee's Store and terminating at East Penobscot Bay at what is known as Sabbathday Harbor.

For many years a flourishing summer colony here sustained a pier, Inn, stores, blacksmith, and the like. History has documented extensive use of both the road and the now lost wharf. "In 1874 the steamer Pioneer ran to Castine and Islesborough, making a landing at Sabbath Day Harbor ... In early years the fishermen would come in here and remain over the Sabbath day," according to J.P. Farrow in his History of Islesborough, Maine. A solid beach in this locality made launching fishing boats quite common even before the wharf was built. The spot then became known as one of the Town Landings.

A deed conveying land adjacent to the Ryder Road recorded in volume 588, page 449 at the Waldo Registry and dated July 7, 1961, refers to the road as one boundary and, further, the parcel description indicated that this road ends where it meets the shore.

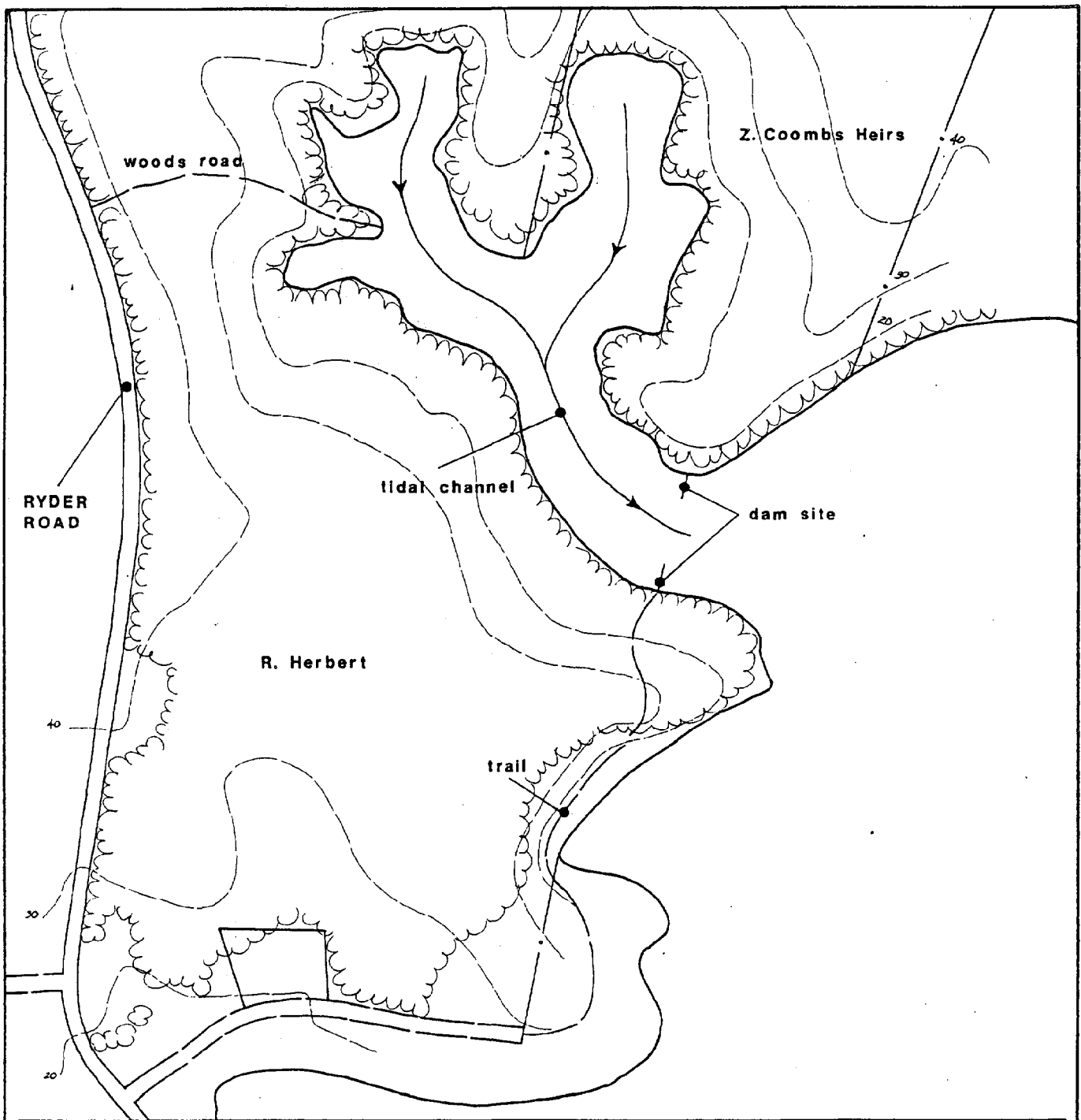
SITE DESCRIPTION: A ledgy point of land, with what is now called Ryder Cove to the north and Sabbathday Harbor all around, was once the site of the local wharf. Ledge characterizes the shore to the north of the site; boulders and a small gravel beach to the southeast.

Aside from an abrupt bank at or near high water, the land here is quite level. Most of the area is open and either mowed lawn and field or thick old field growth. Many spots appear to have a high water table and to drain poorly.

Although somewhat distinct from the remainder of this neighborhood because of the open space, the Ryder Cove/Sabbathday Harbor area as a whole is densely populated during the summer.

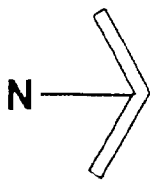
Very good anchorage is available just north of this location.

RECOMMENDATION: One of only a couple of good anchorages on the east side of the island, neighborhood characteristics would need to be factored heavily in any plans for community use here. This remains, none-the-less, an important site for potential activity.



MILL DAM

SITE NUMBER 13



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Mill Dam

LOCATION MAP NUMBER: 13

OWNERS: R. Herbert & Zoa Coombs Heirs (Town of Islesboro)

LEGAL RIGHTS OF ACCESS: While very old Town Clerk references are often obscure today, it would appear that a road once followed the shore along the eastern side of Islesboro from Sabbath Day Harbor north to Coombs Point. This is described, we believe, in a Town Clerk entry dated June 17, 1793. It appears that one section of this road was discontinued in March of 1859: "Voted to discontinue the town road from Wm. Ryder's to No. 8 school house (Bluff) by way of Sabbath Day Harbor." The discontinuance suggests that public rights of access to this shore area were designated, yet J.P. Farrow tells us, on p.85, that: "A road is in contemplation, running around the head of the harbor to the Bluff," which reveals continued public interest (and perhaps use?) here.

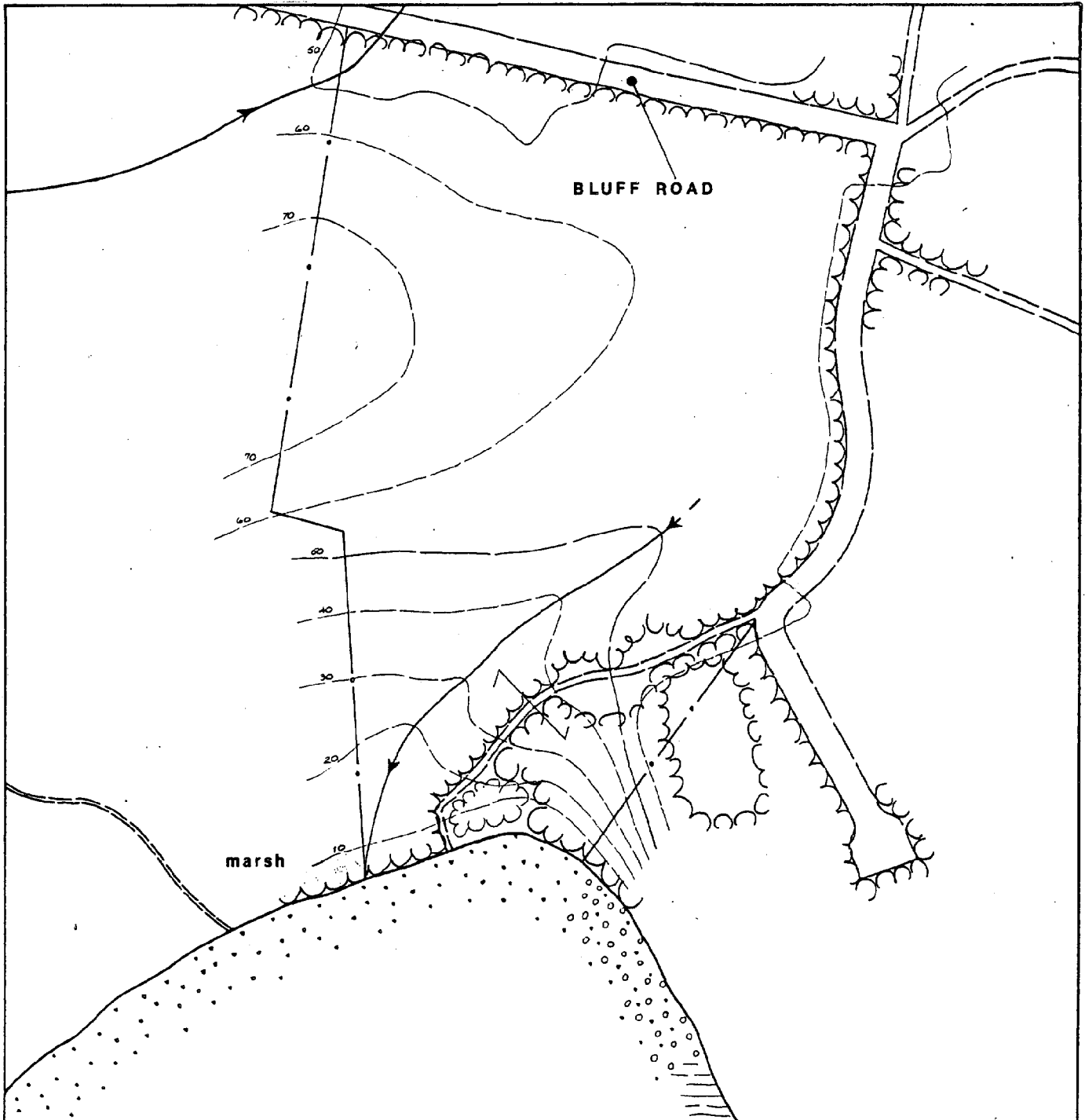
A mill was built where the wide inlet narrows before emptying into the Harbor, using the flow of the tidal channel; hence the surviving name. Farrow seems to suggest considerable use of the Joseph Ryder mill. A very old but undated map by Saml Warren, surveyor, shows a saw mill at this location (and describes the town as "being new and small").

Islanders of more recent date have regularly used the access shown on the accompanying map to reach the clam flats around the dam site. This open and notorious use has occurred for more than 20 years with apparent acquiescence of the property owner.

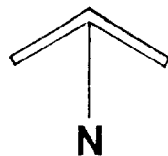
SITE DESCRIPTION: Gentle slopes, spruce and pine woods, and a definite feeling of seclusion or remoteness define the land over which the woods road to Mill Dam leads. The destination of the way is Islesboro's most significant tidal marsh land.

The flats cover more than 33 acres and produce clams at a relatively rapid rate. The tidal channel which powered the saw mill is described by Dept. of Conservation, Maine Geological Survey maps as medium velocity (a high rating). The marsh is apparently listed as a significant feeding area for water fowl by the U.S. Fish and Wildlife Service.

RECOMMENDATION: Existing use has kept the area undeveloped and this has aided in protection of the clam resource. Access to the flats and support of the habitat for wildlife would appear to be in the Town's interest.



RYDER NORTH SITE NUMBER 14



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Ryder North

LOCATION MAP NUMBER: 14

OWNER: E. Kuenzig

LEGAL RIGHTS OF ACCESS: Rights here are uncertain. A section of a town road in this vicinity, described as lying southeasterly of the private way laid out for Thomas Decker in 1854 and now owned by G.W.C. Drexel, was discontinued in 1904. Current use of the old way exists but is limited. This way does provide access to the clam flats in the area and winter use by cross-country skiers should be noted.

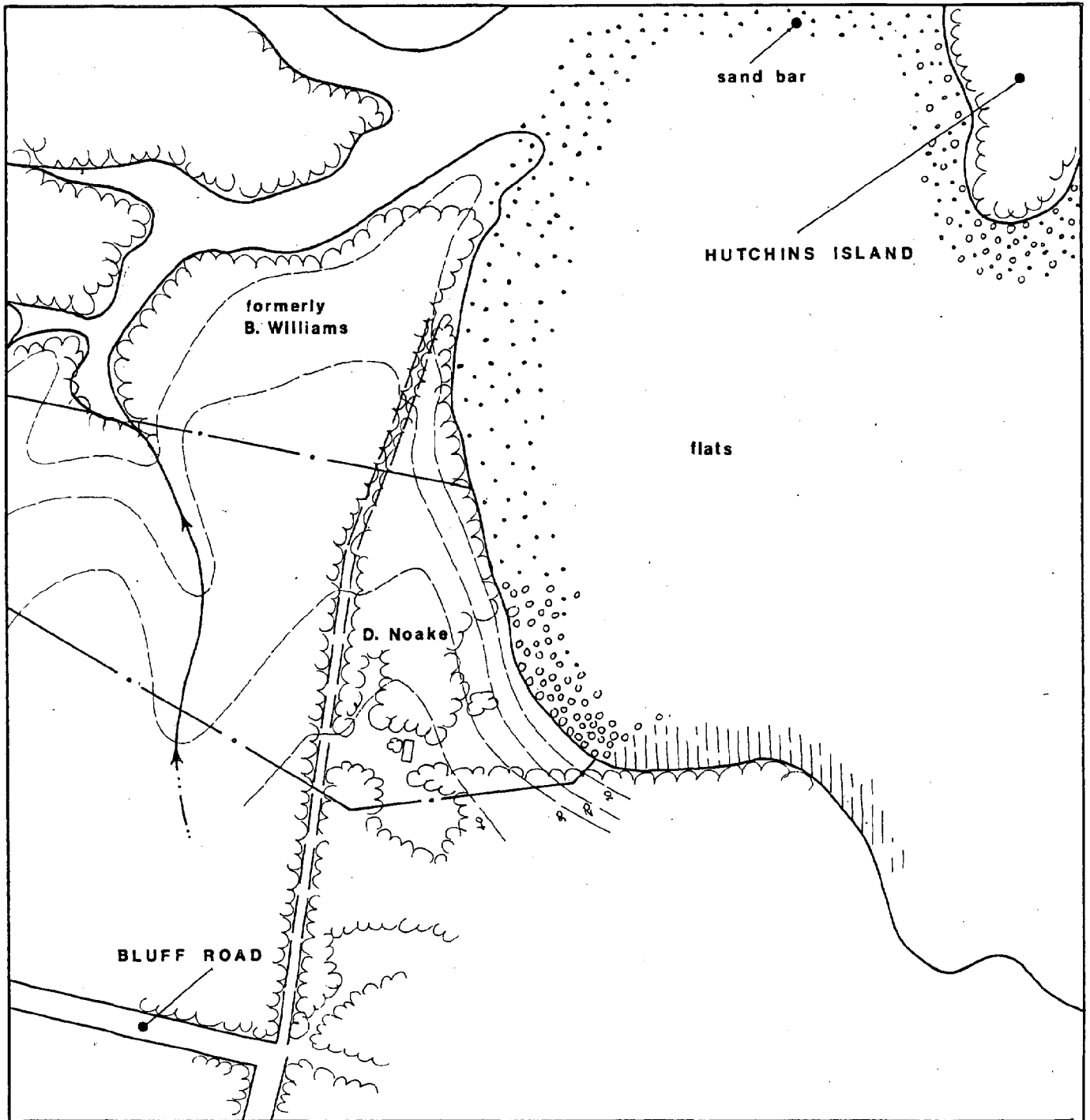
SITE DESCRIPTION: A broad and sweeping expanse of sand and gravel to the west and cobble and ledge to the east are at the end of a dirt road which is grown over with field grasses.

A major swale is evident of the west of the road. The rest of this property is heavily wooded. The small section of land under the same ownership and located to the east of the road appears to have been entirely open land not too long ago. Where the road meets the shore is quite close to the terminus of the swale and a water course and so is consequently wet. There are many alders in this area.

Ryder's Cove, as mentioned earlier, is an excellent anchorage location, being open only to the south.

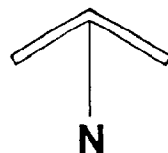
The land mass at the shoreline is steep in some places. Back land is level and quite wet.

RECOMMENDATION: This site could support some form of public swimming facility and perhaps even a dock for boating and related uses. However, development costs would be high, adjacent residential use would need to be considered, and the town's Bluff Road could not support much additional use without substantial improvement.








HUTCHINS ISLAND

SITE NUMBER 15



KEY:

-  BEACH
-  ROCKS
-  LEDGE
-  DRAINAGE
-  MARSH

SITE NAME: Hutchins Island and Coombs Cove

LOCATION MAP NUMBER: 15

OWNERS: D. Noake & formerly B. Williams

LEGAL TIGHTS OF ACCESS: According to Town Clerk records, a road was laid out and accepted in 1835 from Sabbath Day Harbour to the sand bar that "runs from an island formerly known by the name of Fields Coombs Island." We have already noted, in discussion of Ryder North, the discontinuence of one portion of that road. The remainder was still town way.

Should there have remained any doubt about that section of road from what is now called the Bluff Road north to the sand bar by Hutchins Island, that specific roadway was accepted by the town at a meeting on March 1, 1909, and was described as follows: "Beginning at a stake and stone standing on the northeast side of Town Road leading to G.W.C. Drexel's private way and two rods NorthEast from said Drexel's Easterly stone pillar, through lands of W.C. Brewer, H.L. Freman and C.E. Williams to a stake and stone at sand bar leading to 'Hutchins Island' ..."

Although long ago abandoned as a maintained town road, this way has never been discontinued. Current law provides in such cases that the Town retains the right to traverse the location of the old roadway.

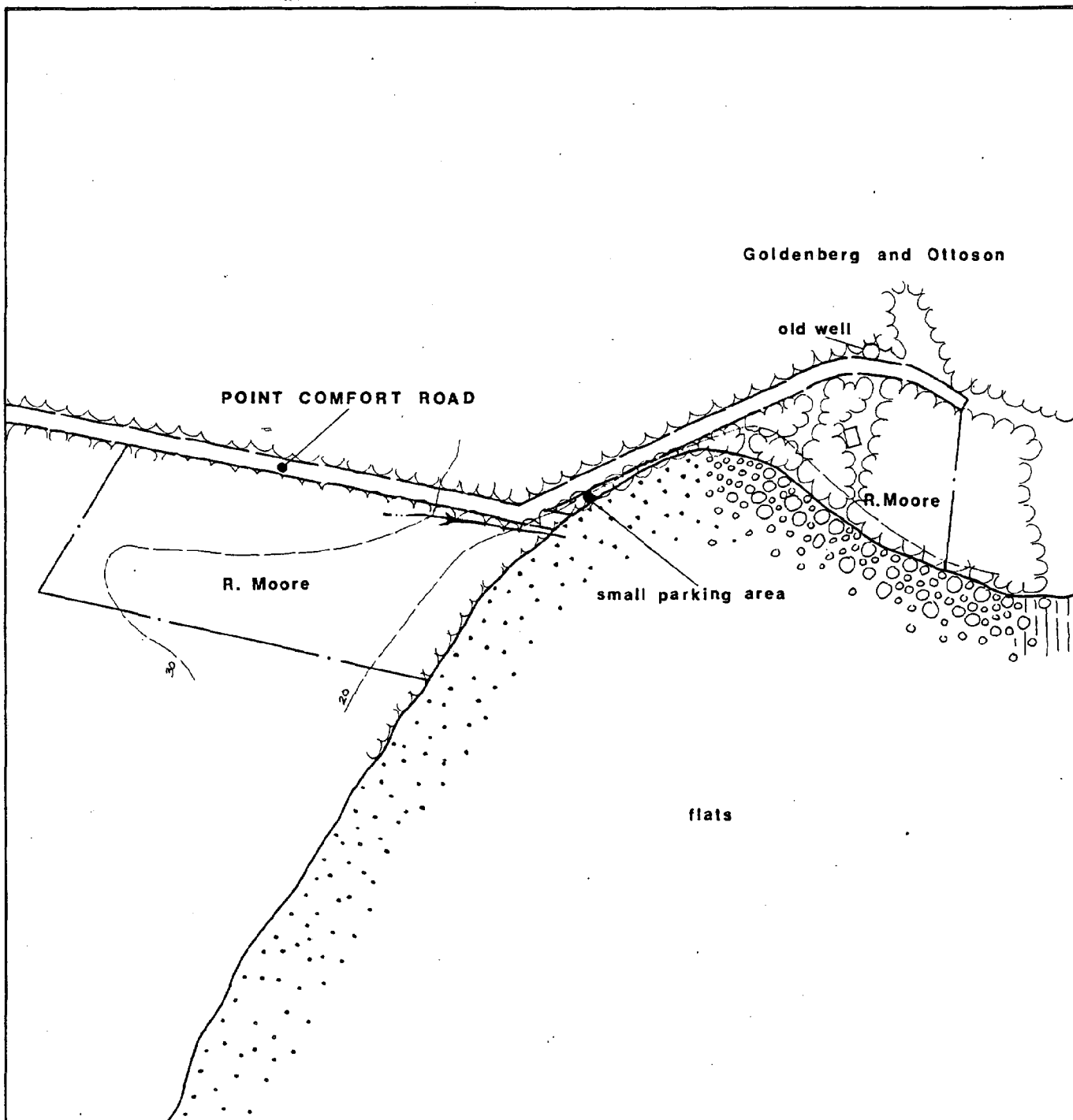
SITE DESCRIPTION: Coombs Cove to the south and Parker Cove to the north converge at the sand bar leading to Hutchins Island and the adjacent outlet to the large saltwater marsh area, thereby creating a unique combination of environments.

The shore at the end of the unimproved and often wet access way is sand with some small deposits of clay and peat. The sand beach gives way to mudflats at about half-tide. To the south are a stretch of boulder ramp and then ledge.

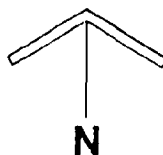
The flats show a moderate growth of clams which are carefully protected for long-term sustainable yields.

Hutchins Island has recently been purchased by a local land trust for conservation purposes, in part because of existing use of the area for passive recreation (e.g. walking, birding) and in part because of the ecological significance of the area.

RECOMMENDATION: Conservation of the natural resources and wild-life are already factors influencing this area. To whatever extent the town can assist this initiative, this would appear to be in the public's best interest. Maintaining the legal right of access is important for the clamming capability as well as for the passive recreational uses.



POINT COMFORT SITE NUMBER 16



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Point Comfort

LOCATION MAP NUMBER: 16

OWNERS: R. Moore & J. Goldenberg/S. Ottoson

LEGAL RIGHTS OF ACCESS: The Point Comfort Road was accepted by the town at a meeting October 17, 1900, and was described as ending at the East Penobscot Bay near the house of D.C. Warren.

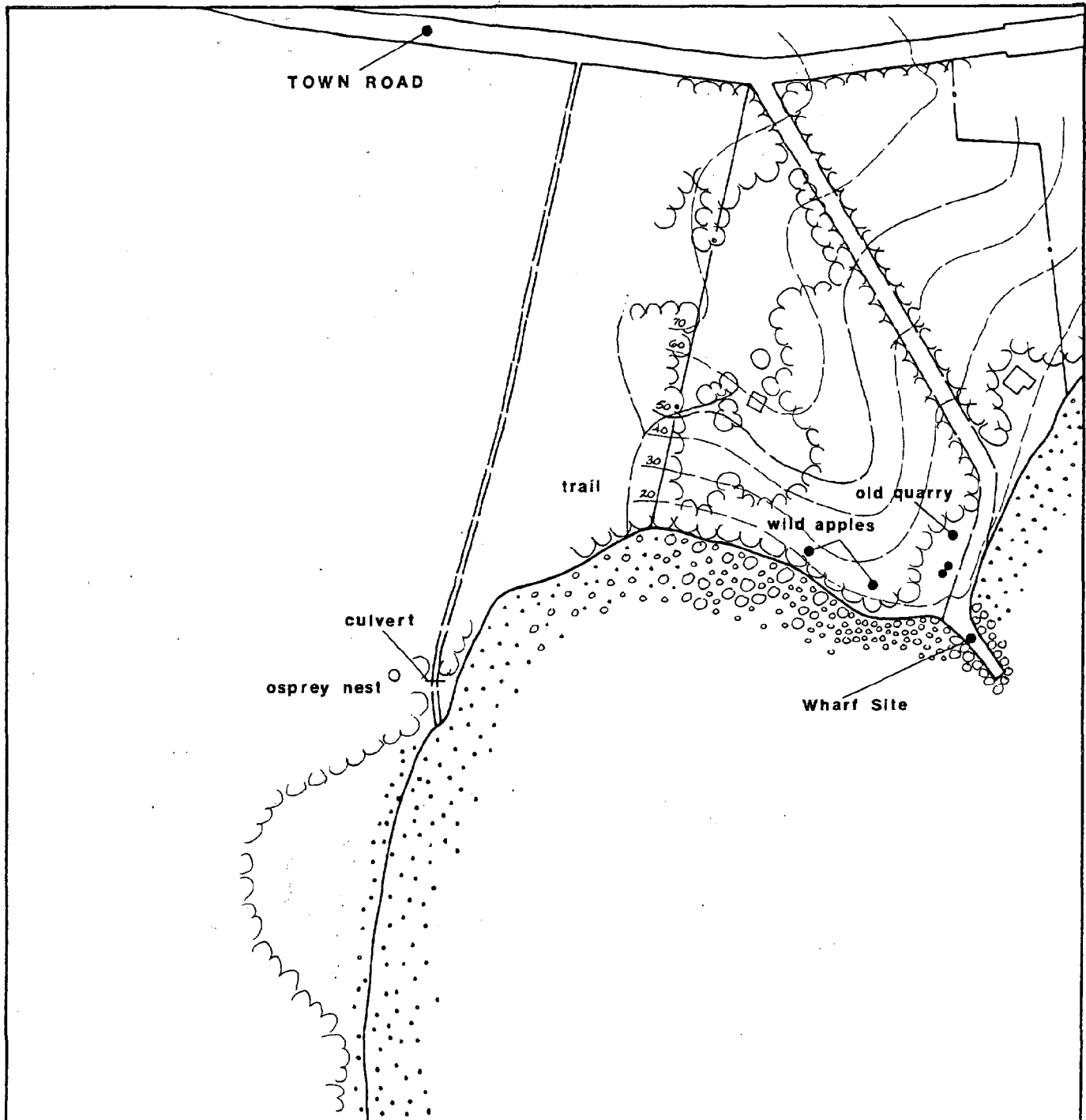
Then, on March 6, 1905, the town accepted another section of road described as follows: "... beginning at a stake and stone near the shore bank at the town way leading past house of D.C. Warren on Point Comfort, thence running over said bank and ending on the beach at the head of Parker's Cove, so-called, meaning for said beach to be a town landing."

This is the way being here discussed. The road terminus described in the first paragraph above was discontinued at the same March, 1905, meeting: "... to discontinue so much of the town way as lies southerly and easterly of the new well of D.C. Warren on Point Comfort..."

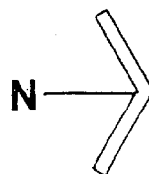
SITE DESCRIPTION: The Point Comfort road, a rough dirt way, approaches the short, steep bank at the shore over rather level, thickly wooded ground. A major swale follows the way to a sand and gravel beach. Located just next to the right-of-way on land of Goldenberg/Ottoson is a very small parking spot.

Parker Cove is sand and gravel, then flats out to Hutchins Island and the bare ledges. Beyond is East Penobscot Bay. These flats are moderately clam productive.

RECOMMENDATION: Access for and protection of clamming and other natural resource oriented activity is important. There is probably some potential for recreational use but this is of a limited nature.



PRIPET WHARF SITE NUMBER 17



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Pripet Wharf

LOCATION MAP NUMBER: 17

OWNERS: J. McLarnan & M. Stanley

LEGAL RIGHTS OF ACCESS: J.P. Farrow, in History of Islesborough, Maine, claims: "The first steamboat wharf was built off this (Philip Coombs' Point and Beach) for the T.F. Secor, which commenced running in 1846." Mail and goods were brought to North Islesboro by way of Castine; however, the wharf was not well maintained and deteriorated radically over the years.

The State of Maine Lime Company, so-called, owned this land as shown by deed dated February 26, 1892 and recorded in volume 234, page 499 at the Waldo County Registry. They built a new wharf on the old site which was not only used in conjunction with the lime kiln operation but also continued to be used by various vessels bringing goods, passengers, and mail.

The Warren's Landing or Pripet Wharf Road was accepted by the town on March 1, 1897. "Voted ... to accept ... a town way beginning at the town way near the residence of P.C. Coombs and ending near the Lime Kiln Steamboat landing."

Town funds were used to maintain the wharf after the Lime Company ceased doing business. One thousand dollars was raised at the March 5, 1945 town meeting " ... to be used as a fund for rebuilding or repairing the wharf at Warren's Landing." In July of the same year, another \$5,000 was appropriated and a committee formed to oversee activities at the site.

From 1949 to 1953, a Pripet to Belfast boat was subsidized by the town to continue the kind of service that had been provided in the past. Mail service to North Islesboro ended at this time and with it went any real commitment to wharf maintenance. However, subsequent years have seen continued use of the road leading to the old wharf location. George Durkee is leasing space, once used for fuel storage, from current owners of this land, Raymond and Mildred Stanley. This agreement began in either 1960 or 1961.

SITE NAME: Pripet Wharf continued

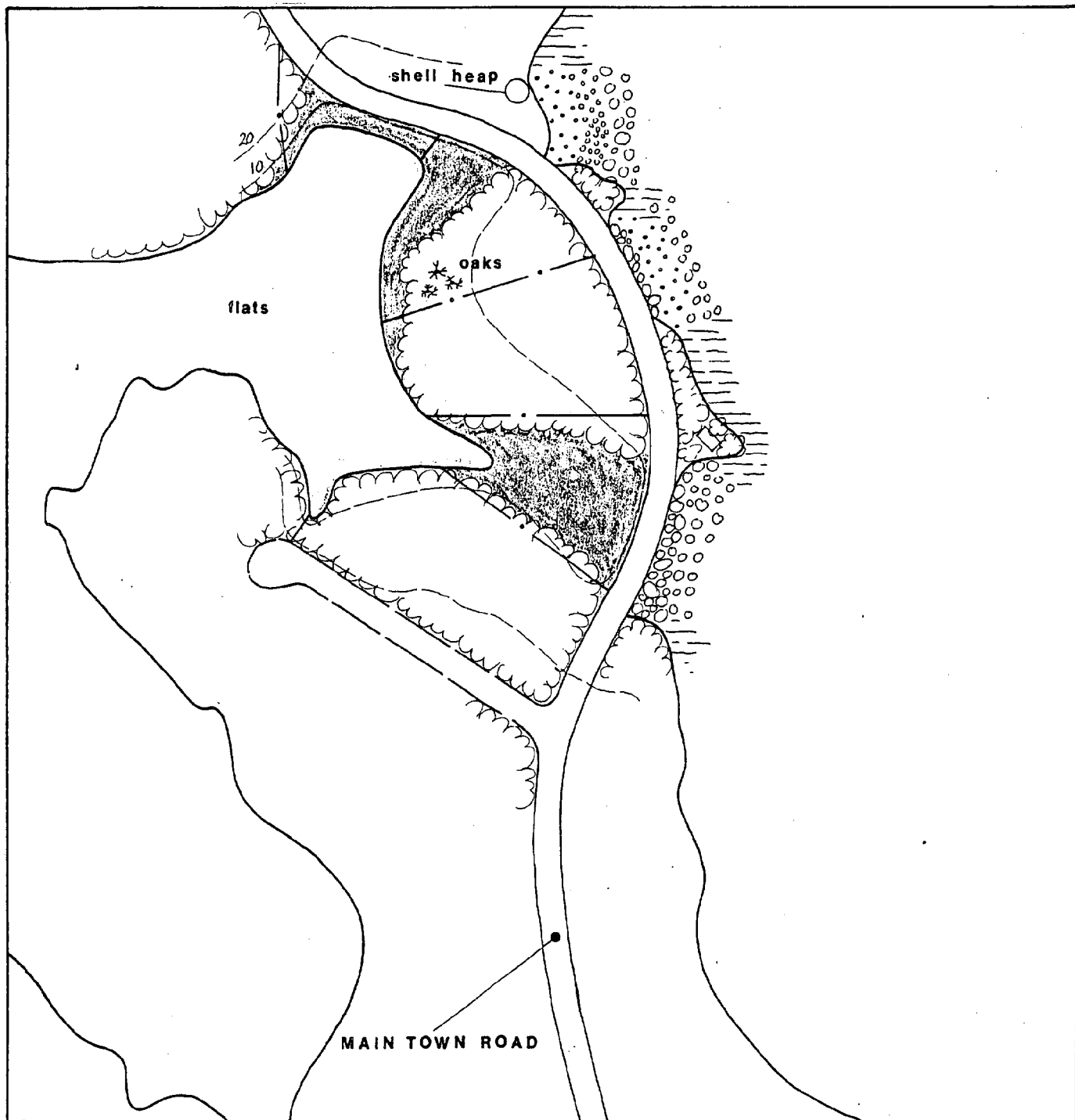
SITE DESCRIPTION: The shore at the man-made old wharf location is gravel beach to the northwest and cobble beach for some distance to the south. Further around the cove shore to the south is a gravel bank, sand and gravel beach, and a low marsh.

The dock site is open to the north and east. The cove to the south provides a bit more protection, but not much.

The property in the vicinity is steeply sloped and likely still geologically comprised of lime. Above the former quarry location is more gently sloping old agricultural land. The property to the northwest is thickly wooded and gently sloped.

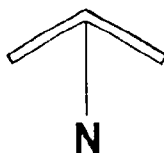
RECOMMENDATION: Since the location has been used, even recently, for commercial purposes connected with the wharf or anchorage capability, this would seem to be the most likely developed public use for the future. The location is removed from the major flow of traffic on the island, however. This would present certain kinds of restraints as well as benefits.

Residents in the area would obviously need to be considered in any future town deliberations.



NARROWS

SITE NUMBER 18



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Narrows

LOCATION MAP NUMBER: 18

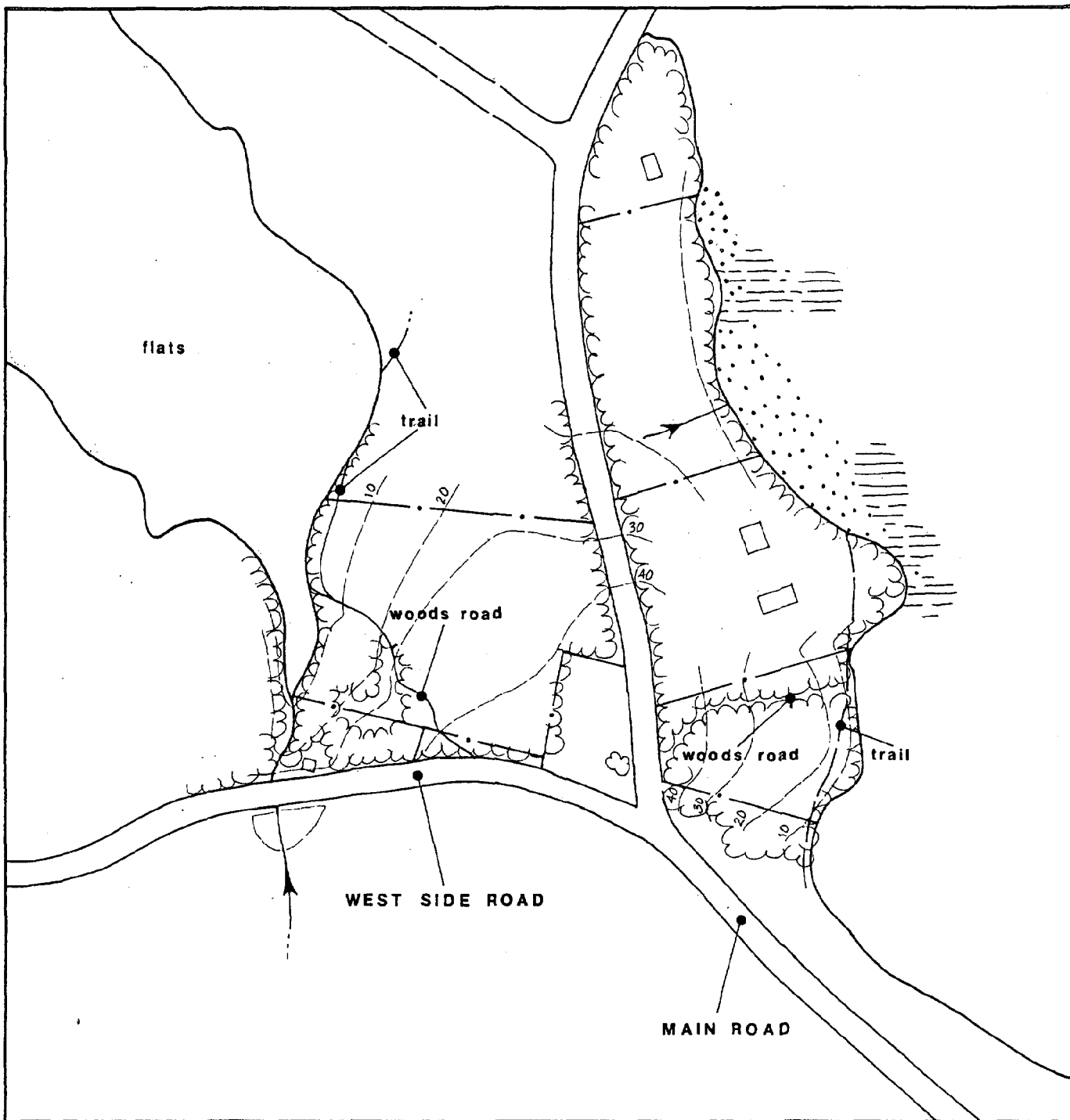
OWNERS: P. Howe & J. Hamilton

LEGAL RIGHTS OF ACCESS: Portions of the town road right-of-way about the eastern shore in this area, providing access. There exist no known rights to the western shoreline.

SITE DESCRIPTION: There are really two quite different areas comprising the Narrows, east and west, both of which are served by a road having poor site distances. The eastern side is characterized by ledge outcroppings with a couple of small gravel beaches in between. Only one of two residences in the area is visible from the road or beaches. Relatively good anchorage is available along this open stretch, improving as one moves north toward Bounty Cove.

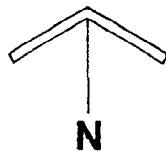
The western side of the Narrows slopes ever so gently toward mudflats at low water. The greater acreage here is covered with mixed hard and soft wood. A high water table is assumed. The marsh portion of this site is an important waterfowl feeding area and marine worms have been frequently harvested here. Portions of the intertidal zone produce marketable clams.

RECOMMENDATION: Both east and west sides of the Narrows have spectacular views which make this area a prime candidate for open space. Rather frequent use of the two small beaches shown on the map should be noted. It would appear too expensive to develop any of this area for use greater than that of current levels of simple access to the shore.



BAPTISM BEACH & CROW COVE

SITE NUMBERS 19 & 20



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Baptism Beach

LOCATION MAP NUMBER: 19

OWNERS: R. Eusner & J. Wright

LEGAL RIGHTS OF ACCESS: A woods road in good condition leaves the main town road across from the Historical Society Building, former site of the island's early Meeting House, runs in a generally easterly direction to a high banking near the shore across the property of J. Wright, and then runs in a generally northerly direction across the abutting property of J. Maes to the shore at the edge of a gravel beach known as Baptism.

Although both of these properties are in a residential development, the way to the shore has had long-term historical use. There has not been any noticeable attempt to inform the public as to restricted use of the property so acquiescence may be presumed. There would, none-the-less, be a considerable negative impact on both property owners should this way become more heavily used by the public.

SITE DESCRIPTION: The eastern side of the main town road between the Historical Society Building and the Narrows is a residential subdivision of 5 lots, three of which have already been built upon. The two lots which do not currently have buildings are separated by about 400 feet of road frontage and two houses. The lot immediately across from the Historical Society Building supports mixed tree growth and is the site of most of the access road described above. The land shows signs of having had a soils test recently and is in plain view of the new neighboring structure. This lot's shore is steep banking with a nice view to the north and east. The second lot is in lower elevation, probably poorer soils, and yet actually borders the good gravel beach.

The beach itself is gravel defined at either end by ledge. There is scattered ledge at low water along the stretch, too, except in one spot opposite a drainage swale. Approximately one half of the beach is within view of a neighbor. The remainder is not in the site line of any near-by residences.

RECOMMENDATION: This beach has been used by small numbers of people for picnics and swimming and might continue in that vein should an acquisition appear appropriate. Existing access rights may well have legal weight but could easily created ill-will if not handled in a diplomatic manner.

SITE NAME: Crow Cove Inlet

LOCATION MAY NUMBER: 20

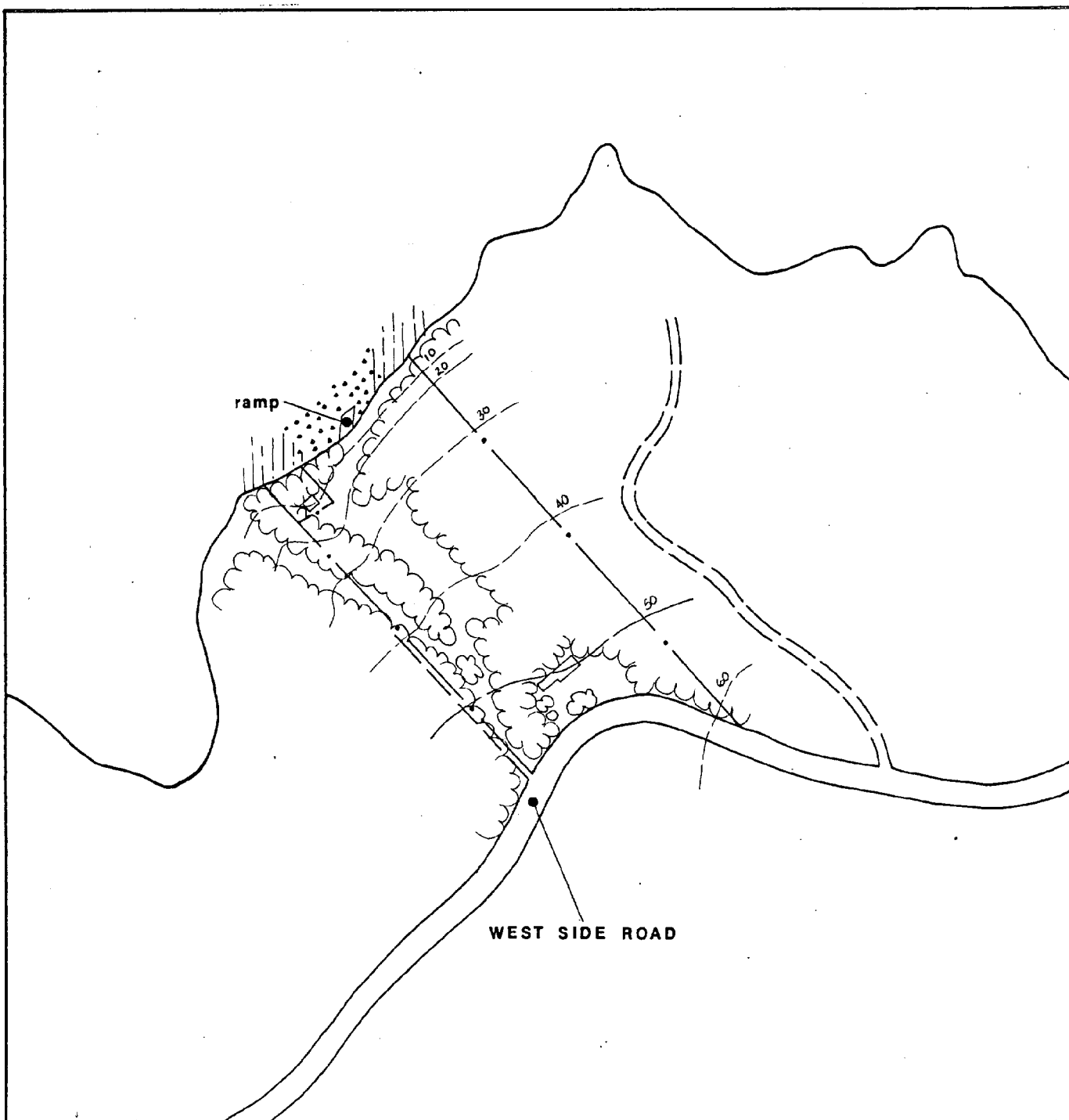
OWNERS: A. Fodera & Lowe Heirs

LEGAL RIGHTS OF ACCESS: A trail which actually begins at the West Side Road on land of J. O'Hara traverses the Fodera property to a tidal inlet long used for clamming access at low tide and as a swimming hole at high tide. This long-term public use without any interference from private owners might substantiate a case for prescriptive rights.

SITE DESCRIPTION: The primary trail mentioned above leads to a tidal mudflat which has supported clam production in the past. The exchange point between an incoming stream and the salt water has created a deeply cut channel which neighborhood kids have found to be a good swimming hole at high water. Much of the steep bank bordering the flats is forested in mixed growth. Eelgrass is evident at some spots along the high water line.

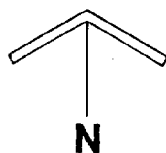
A secondary trail follows this shoreline toward the north but ends rather abruptly with no real resolution.

RECOMMENDATION: While a trail system connected to those mentioned above would be a true neighborhood amenity, public development value otherwise is probably limited to insuring continued access for clamming purposes.



A. PENDLETON PROPERTY

SITE NUMBER 21



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Arlene Pendleton Property

LOCATION MAP NUMBER: 21

OWNERS: C. Borden & J. T. McCullough

LEGAL RIGHTS OF ACCESS: None. This is private property and is accessible only by a private driveway.

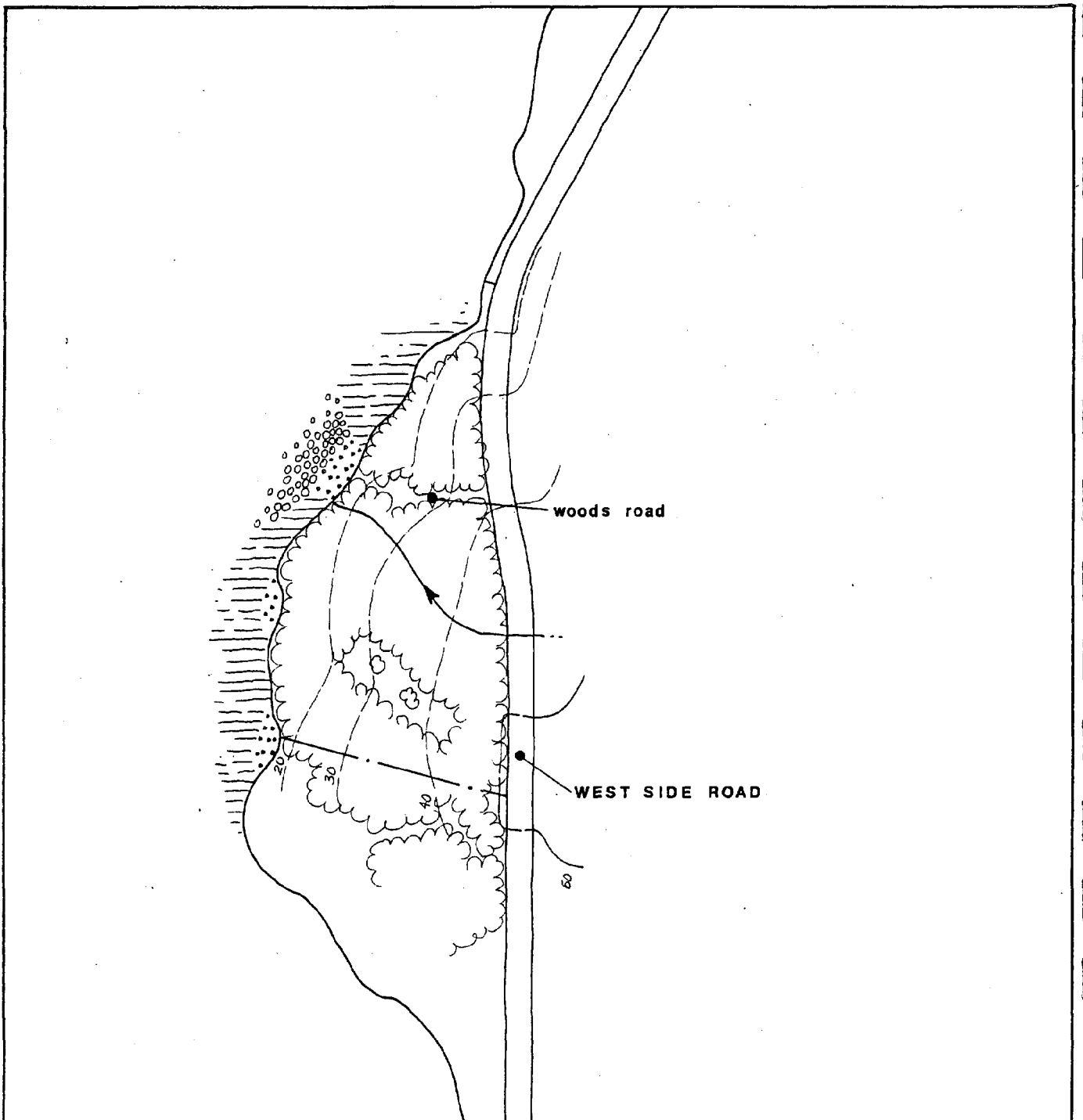
SITE DESCRIPTION: Crow Cove is known as the island's best storm anchorage and the island's first ferry dock site was considered not far from the Arlene Pendleton property at Smith's Landing. Although this site is somewhat open to the northwest, it remains protected from the easterly storm courses and boasts deep water.

The Arlene Pendleton property, now owned by Christine Borden, is approximately six and a half acres bordering on the West Side Road and Crow Cove. The 300 feet of shoreline is mostly gravel beach with ledge to either side.

Access to this beach and the McCullough house is via a private drive, the beginning of which is at West Side Road and a portion of which is shared by neighbors. A CMP line runs part way down this way and then cuts across the Arlene Pendleton property, apparently heading toward Utgoff and Sard.

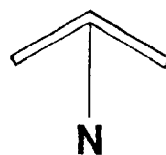
Although this area is not exactly noted as a shellfish location, some clams were observed in the gravel below mid-tide.

RECOMMENDATION: Although perhaps cost-prohibitive because of residential potential, this would make an excellent town docking facility. The solid beach would easily allow for small boat launching while the deep water would make pier construction efficient. The Cove's qualities are legend.



WEST SHORE BEACH

SITE NUMBER 22



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: West Shore Beach

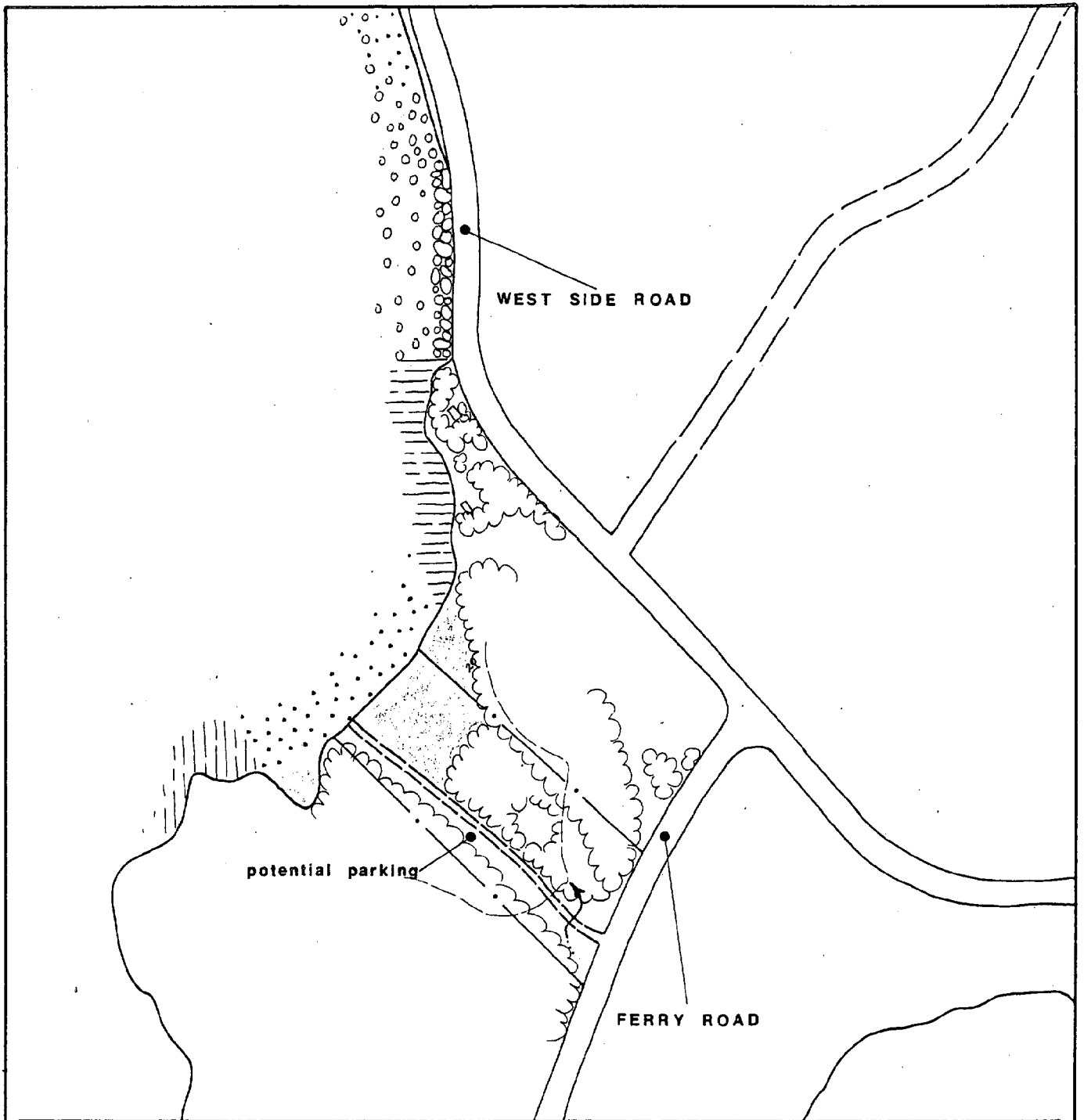
LOCATION MAP NUMBER: 22

OWNER: P. Ladd

LEGAL RIGHTS OF ACCESS: None. This is private property with no known historical public rights.

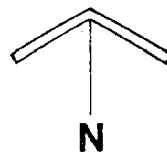
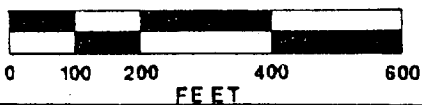
SITE DESCRIPTION: A small sand and gravel beach lies at the end of an unimproved woods road on this 6.5 acre parcel along the West Side Road. The property is covered in a mix of soft and hard wood with a moderate slope to the shore.

RECOMMENDATION: An excellent residential location, this site does not appear to lend itself very well to public use.



HINCKLEY & SOPHONJA'S BEACHES

SITE NUMBERS 23 & 24



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Hinckley's Beach

LOCATION MAP NUMBER: 23

OWNER: Town of Islesboro or State of Maine.

LEGAL RIGHTS OF ACCESS: This shoreline falls within the road right-of-way so access is consequently guaranteed.

SITE DESCRIPTION: The cobble and boulder beach bordering the West Side Road known as Hinckley's Beach offers one of the most open and sweeping views of the ocean available on the island from a public way.

The cobble and boulder beach essentially joins the road at a sea wall built to accomodate traffic along this shore. The marine characteristics are very open and there is really no space for any ground cover as such.

RECOMMENDATION: While this location does allow access to the shore, medium density residential use of the neighborhood, limited recreational potential for the nearby water and shore, and lack of space for parking (even lack of road shoulders) all add up to little public development value. The spectacular views are, however, part of the island heritage and warrant protection of some kind.

SITE NAME: Sophonja's Beach

LOCATION MAP NUMBER: 24

OWNER: W. Mellencamp

LEGAL RIGHTS OF ACCESS: None. This is private property with no known historical public rights.

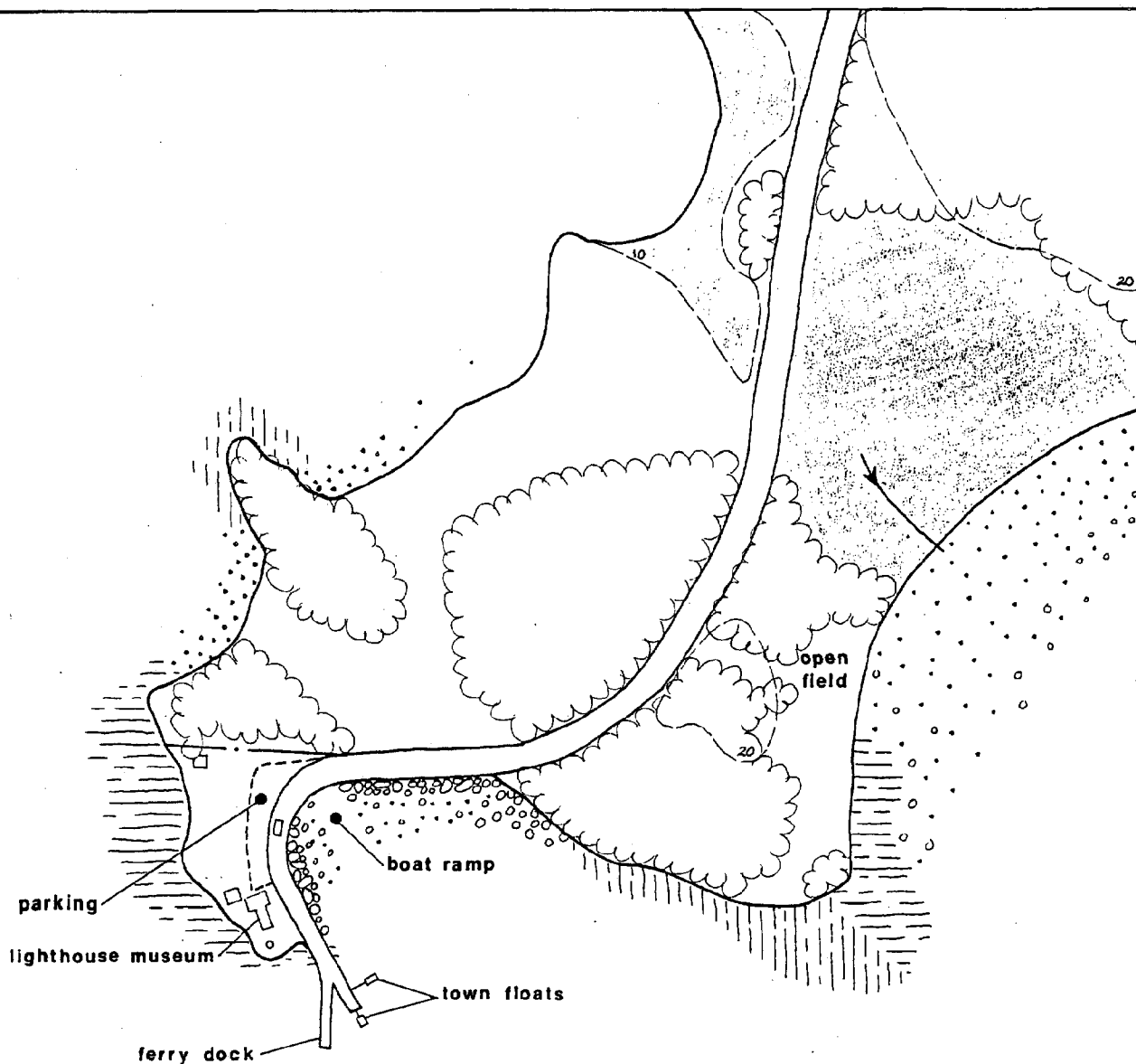
SITE DESCRIPTION: Very wet land edged at the shore by an outstanding gravel beach summarizes this location. The property commands control of approximately 250 feet of the 500 foot stretch of gravel beach. Just behind this beach is a cat-tail marsh, then alders to the Ferry Road except for a triangle of higher ground at the east with mixed hard and soft wood.

There does exist a dirt road to the beach but this is very soft during wet times. The state way which abuts the property allows good site distances to the south and fair to the north.

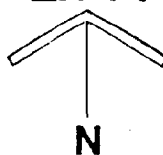
Although the neighborhood is low density residential, there are no houses in close proximity to this beach.

The beach slopes gently toward the northwest. Good swimming is assumed in part because of a ledge which makes off to the north from the western side of the open gravel strand, creating a kind of protected inner pool of water.

RECOMMENDATION: This site has the combined attributes of being a poor house location and a fine swimming beach.



GRINDLE POINT & A. ALDRICH PROPERTY SITE NUMBERS 25 & 26



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Grindle Point

LOCATION MAP NUMBER: 25

OWNER: Town of Islesboro

LEGAL RIGHTS OF ACCESS: Public property and a public road
provide legal access to the shore.

SITE DESCRIPTION: The Town-owned old lighthouse station, parking lot, and pier with floats are known to everyone if not because this is one of only two public pieces of shore property then because the ferry lands here at Grindle Point. In addition to the mowed lawn area by the parking lot, the Town controls a small boat launching ramp surrounded by boulders and patches of gravel. The shore beyond the lawn area is ledge.

RECOMMENDATION: This is one of the most valuable assets the Town owns. Tremendous increases in various kinds of uses of this property in recent years have stressed the facilities and generated interest in the community to search for other locations to accomodate some of this activity. (See "Improvements For The Town Of Islesboro, Maine Public Landing And Boat Ramp Facilities," 1982).

SITE NAME: Alexander Aldrich West

LOCATION MAP NUMBER: 26

OWNER: A. Aldrich

LEGAL RIGHTS OF ACCESS: None. This private property has no known history of public rights.

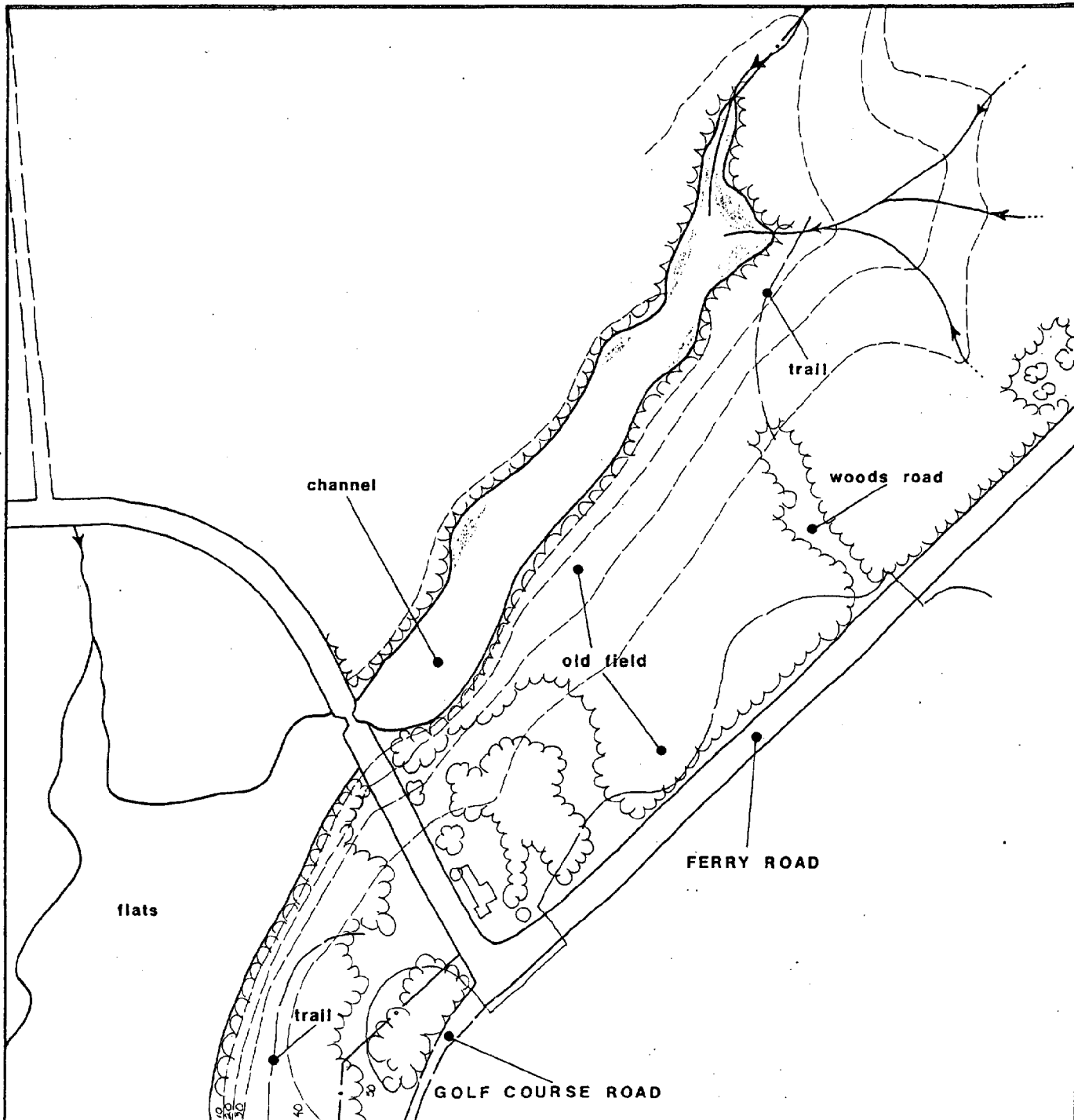
SITE DESCRIPTION: Located in one of the few low density residential neighborhoods bounding on Gilkey Harbor (most of Gilkey Harbor being fairly highly populated), the gently sloping and mostly open land which abuts Town property at Grindle Point has seen some use through permission. There is excellent anchorage off the sand and gravel beach.

The portion of the Aldrich-owned property under discussion here is bounded by a cat-tail marsh to the north. A thick stand of mixed hard and soft wood shields the open field and shore from the Ferry Road. An unimproved drive accessing the field has very poor site distances due to a hill and curve in the vicinity.

The shore itself is a lengthy stretch of fine gravel showing some evidence of clam production. The southerly exposed is to Gilkey Harbor which is, in turn, quite protected.

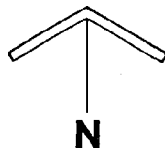
RECOMMENDATION: This site is probably the most highly developable property discussed in this report. It may also be the most valuable piece of real estate, too.

Potential exists for community-scale recreational use, swimming, docking for recreational boating, and/or dockage for commercial boat use. This is also an area which needs conservation of the clam resource.



MILL CREEK

SITE NUMBER 27



KEY:

	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Mill Creek

LOCATION MAP NUMBER: 27

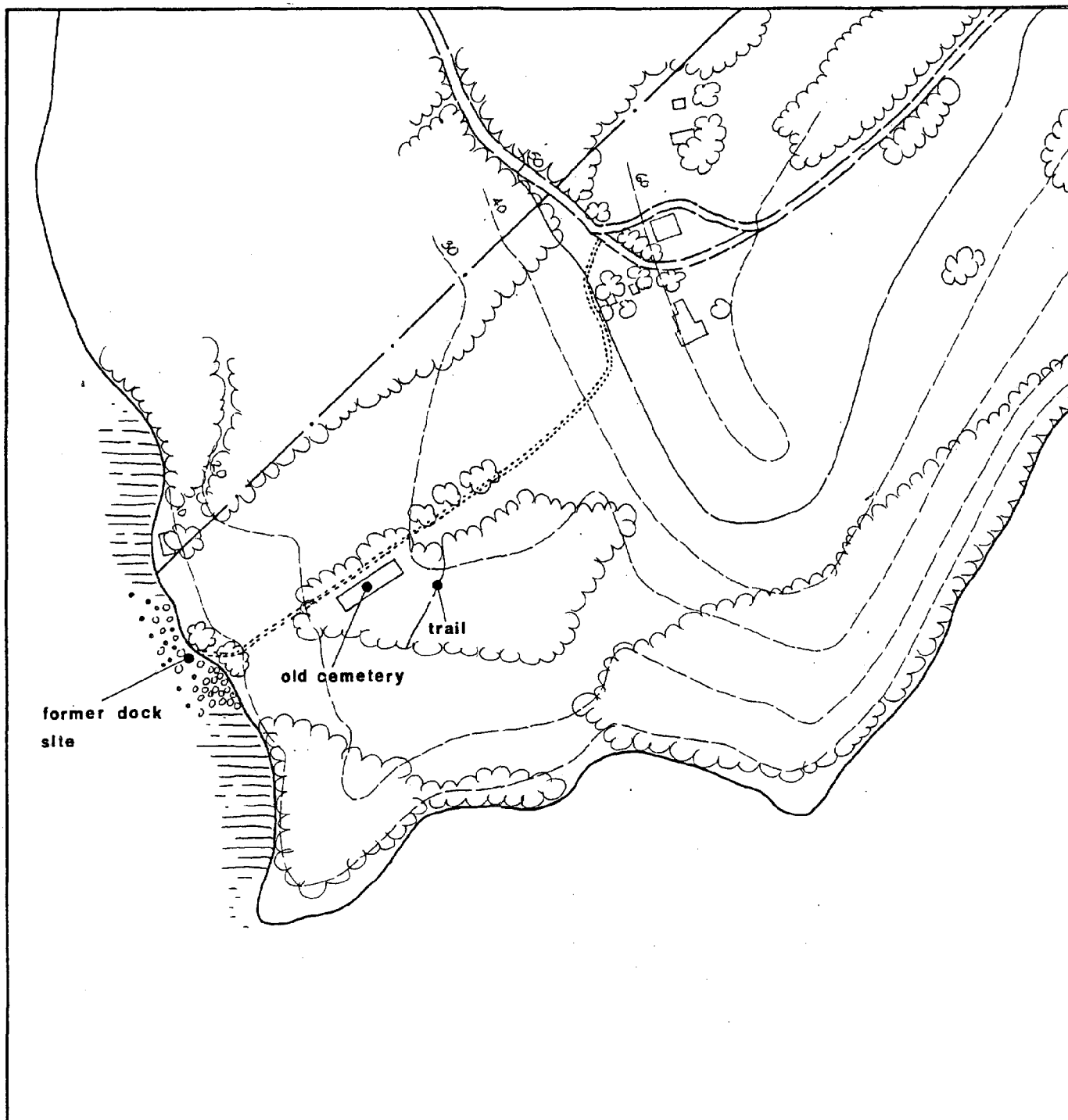
OWNER: R. James

LEGAL RIGHTS OF ACCESS: Access to the Mill Creek clam flats or high tide deep water is available to the public because of the road right-of-way which passes over the Creek on the island's only bridge.

SITE DESCRIPTION: The Mill Creek is an interesting ecological entity. This is an interchange area between a major watershed and the salt water. A very good area for clam production, the medium velocity tidal channel and adjacent marsh lands make for important waterfowl feedings.

Land rising away from the Creek varies in slope from severe at some places along the bank to quite gentle back near the Town road. This land was once agricultural but is mostly covered with alders, spruce, and young birches now.

RECOMMENDATION: Because of it's unique ecology, this would seem to be an area high on the resource protection list. It might be possible to develop a trail system which would allow passive appreciation of the Creek's environmental diversity but the private nature of ownership would need to be considered.



OLD FARM LANDING

SITE NUMBER 28

SITE NAME: Old Farm Landing

LOCATION MAP NUMBER: 28

OWNER: Tarratine Golf Club

LEGAL RIGHTS OF ACCESS: The Tarratine Golf Club building was once known as the Farrow Farm, later as simply The Farm, and occupied a conspicuous place in community affairs. The main town road ran just in front of this building. A portion of this road was described in 1878 when it was accepted as an official town road:

"...Beginning at the middle of the town road south of Charles Nash's house at the corner then running south 67 degrees west 25 rods on land of Eliza Hatch to the old road one rod from the southeast corner of said Hatch's garden fence...then on land of heirs of Robert Sherman south 49 degrees west 6 rods then south 15 degrees west as the old road runs 39 rods then south 25 degrees east 8 1/2 rods to land of John P. Farrow then on said Farrow land south 10 degrees east 15 rods then south 12 degrees west 6 rods, one rod from the southwest corner of said Farrow front yard or garden fence, said point to be middle and corner of said road, then south 86 degrees west 48 rods to the westerly gates of the graveyard one rod from the graveyard fence...."

Although not described in this Clerk's entry, the Town had long enjoyed use of a landing some 300 feet from the cemetery running the same course as the road from the house to the graveyard gate. This has been known in the community as one of several Town Landings and, in addition to being called the Old Farm Landing, was also called Misery Jetty by some.

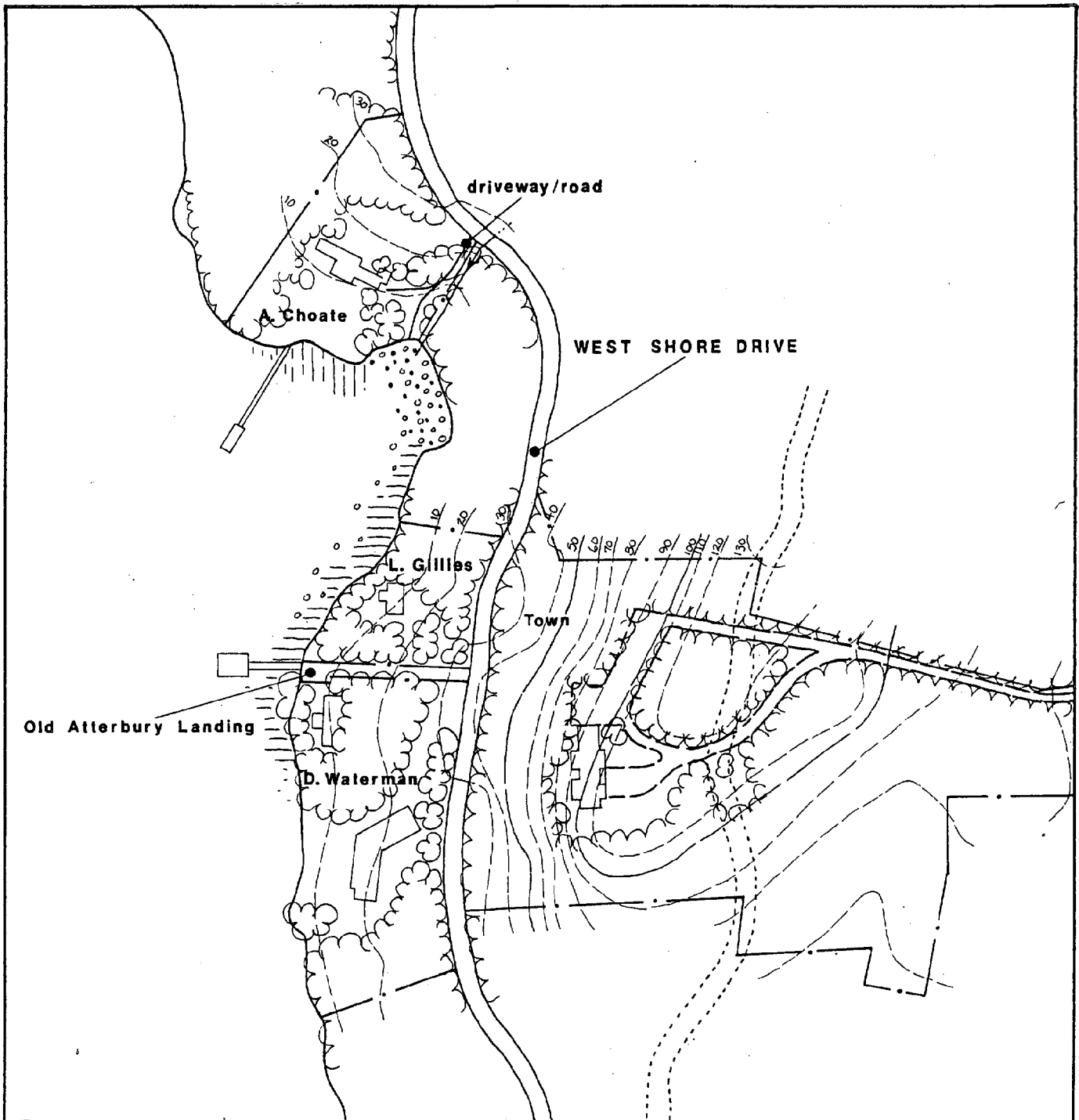
Therefore, even though the town way does not in fact run to the shore, historical use of that way to reach a landing would probably substantiate a town claim of right.

SITE DESCRIPTION: The road leading to the golf club house is a typical island gravel way and is maintained by the town. The stretch from the building west to the cemetery and shore, while visible, is substantially abandoned. The community no longer maintains this section of road and the golf club mows much of it as if it were part of the fairway.

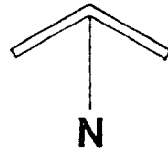
The shore area here is primarily ledge. There is a small boulder ramp and evidence of the pier once maintained privately on the site.

The surrounding property is, of course, maintained as a golf course.

RECOMMENDATION: Even though there appear to be historical reasons to argue for public rights of access to the shore in this location, those who might promote such a stance should certainly note the significant conflict with current golfing interests. This, coupled with the rather mediocre type of shore characteristics here, suggest allowing the status quo to prevail.



CHOATE TOWN & ATTERBURY LANDINGS SITE NUMBERS 29 & 30



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Choate Town Landing

LOCATION MAP NUMBER: 29

OWNER: A. Choate

LEGAL RIGHTS OF ACCESS: Richmond Pendleton had, in the latter part of the 19th century, a wharf and landing on Gilkey Harbor at what is now the Arthur Choate residence. The wharf and landing were used by community members in their comings and goings until 1895 when the Town voted to discontinue a part of the town way in this vicinity provided the Islesboro Land and Improvement Company open "for public use a new road from the main town way to the waterfront."

This new road was laid out and accepted in September of 1916. It was described in the Clerk's records as "...beginning at a stake and stones standing on the southwesterly side of the West Shore Drive at Dark Harbor and one rod northwesterly from the land of the late James Lawrence, thence South 71 degrees West and parallel with said Lawrence line 13 rods more or less to the shore of Gilkeys Harbor...line being center...two rods wide...over land of Henry Howard...formerly being the Richmond Pendleton farm...town way to a public boat landing for the use of said town..."

It was further stipulated that "the landing not to have any wharf or pier but for boats to land at."

There are a considerable number of anecdotes about boat and barge use of this landing until the coming of the town ferry at the current Grindle Point site. Contemporary use has decline to a nearly non-existent level, but the rights still stand.

SITE DESCRIPTION: A grown-in way leads to a gravel and cobble beach at the head of a highly protected cove in Gilkey Harbor. The solid beach made for good landing by small boats and barges in times past. There is ledge to both the north and south once outside this small cove.

The Choate property is landscaped with mowed lawn while the Lawrence property to the south is forested right to the shore with a mixture of soft-wood trees. A major swale right at the boundary line between these two properties contains an important watercourse for the area. Slopes in the vicinity vary from moderate to quite severe.

RECOMMENDATION: Very clear public rights exist for use of this landing but it seems impractical and inappropriate to attempt any development of this right at the present time.

SITE NAME: Atterbury Landing

LOCATION MAP NUMBER: 30

OWNERS: L. Gillies & D. Waterman

LEGAL RIGHTS OF ACCESS: The strip of land leading to Atterbury Landing, so-called, was owned by the Islesboro Land and Improvement Company as part of Lot 107 on "Plan of Land on Gilkey's Harbor" prepared by Aspinwall and Lincoln, civil engineers of Boston, Mass., early in 1891. This plan is recorded in the Waldo County Registry of Deeds. They sold Lot 107 to David Scull. This is recorded in the Waldo Registry in volume 229, page 458 and dated October 22, 1891.

When William Ellis Scull (we presume an heir of David's) sold Lot 107 to J. Kearsley Mitchell and Frances S. Mitchell on December 8, 1915, the strip of land in question was reserved from the main portion of the Lot and, therefore, described as a separate entity for the first time. That description is as follows:

"Beginning in the westerly line of the West Shore Drive, at a point at a right angle distance of 25 feet from line of Lot No. 108 thence North, 52 30' West (Parallel to line of Lot No. 108 and 25 feet distant therefrom), to a point 75 feet distant from a line drawn at a right angle from the bolt at the corner and line of Lot No. 108; thence southwesterly westerly and northwesterly along an arc of 90° drawn on a radius of ten feet; thence parallel to, and 35 feet distant from, the southerly line of said Lot No. 108 to the shore; thence northerly, by the shore, to the line between Lots No. 107 and 108; thence by said line, S. 52 30' E. (344 feet between bounds), to the West Shore Drive; thence southerly, on said Drive, to the place of beginning."

This is recorded in the Waldo Registry in volume 323, page 3.

It was at this time that certain rights and privileges were described as running with the land. While these rights were at the time granted primarily to the Mitchells, the next transaction makes it clear that the owner or owners of Lots 113, 114, 115, and 123 also share these same rights and privileges.

"Also conveying to the said Grantees, their heirs and assigns, a right of way for boating privileges, to or from the shore, over the said reserved strip...said privilege to be of the nature usually attaching to the use of summer residences (so called) and are not to be used for commercial purposes."

William Ellis Scull sold holdings to Anna D. Atterbury on November 11, 1920 which included this described strip. The rights and privileges were here noted as being shared. See Volume 339, page 593 in the Waldo Registry.

Atterbury sold to Lillian Whitmarsh and she, by warranty deed dated December 22, 1952 and recorded in the Waldo Registry, essentially gave this strip, along with rights and privileges granted to others, to the Town of Islesboro. See volume 498, page 249.

In June of 1954, the town sold this strip of land to Josephine Bond Flagg Boyer. There were rights reserved at this time, too. One paragraph notes the town's right to maintain, repair and replace a sewage disposal system located here. A second paragraph says: "The above described premises being subject to all rights and privileges granted and extended to others as may be presently existing and matter of record." This is recorded in the Waldo Registry in volume 512, page 326.

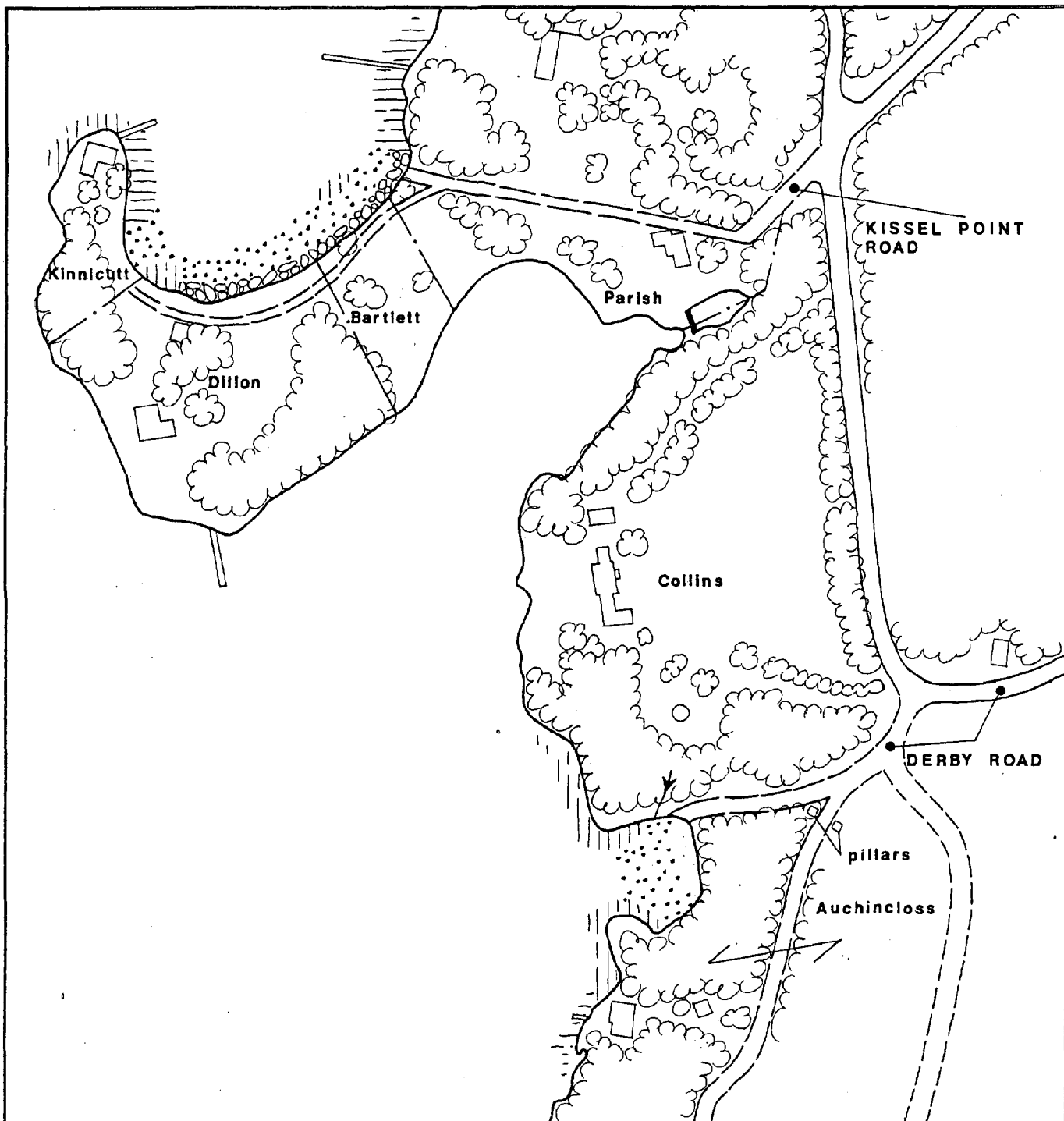
In summary, then, the original agreement between David Scull and J. K. Mitchell established this strip as a way to the shore for both parties. This was further described when William Ellis Scull conveyed the land on Warren's Mountain, including this strip, to Anna Atterbury in 1920. This was clearly her way to the shore. Each succeeding deed has mentioned these rights. It would therefore appear that some rights may well still be held by the town provided they are "of the nature usually attached to the use of summer residences (so called) and are not to be used for commercial purposes."

SITE DESCRIPTION: A pier and float used and maintained by the Islesboro Inn (formerly the J. K. Mitchell estate) extends into Gilkey Harbor in an easterly direction where this strip of a land abruptly meets the shore. The shore is entirely ledge in this location and rises perhaps 15 to 20 feet at the junction between land and sea.

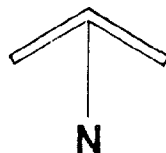
The location is on Gilkey Harbor and is, of course, excellent anchorage.

The strip is probably not large enough to allow parking space and the West Shore Drive is too narrow to safely provide off-pavement parking. Site distances in this spot are relatively good, however.

RECOMMENDATION: There might be some potential for a joint pier and float effort here between the Inn, Gillies, and the Town. Both the politics and the logistics of the venture would be likely quite complex, however.



KISSEL POINT & DERBY ROAD SITE NUMBERS 31 & 32



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Kissel Point

LOCATION MAP NUMBER: 31

OWNERS: D. Parish & M. Bartlett

LEGAL RIGHTS TO ACCESS: A road to the shore was accepted by the Town on March 4, 1867 which might have been an older version of what is now the way to Kissel Point. More research is needed to confirm this assumption.

Again, in 1926, the Town voted "yes" to the question of discontinuing "that section of the highway at the junction of the roads near the Chapin Cottage and accept the section of road built by Mrs. Kissel."

By August of 1972 the road to Kissel Point is clearly perceived to be a town way. This is documented in minutes of the Selectmen at their August 31 meeting when, under old business, "A discussion was held regarding roads, particularly the road leading to Mr. C. Douglas Dillon's house. Mr. Dillon was under the impression that the road is a town road, and not private. After some discussion the Selectmen agreed that the road is indeed a town road and should be maintained by the town. The town manager was asked to arrange for the grading, filling of pot-holes and necessary ditching of the road..."

One or more men have regularly used the cove formed by Kissel Point jutting out into Gilkey Harbor as a place from which to fish.

SITE DESCRIPTION: The cove mentioned above, to which the town way runs, is well protected and apparently has plenty of water for anchorage. The way, however, travels so close to D. Parish residence as to appear to actually touch one another. This makes for rather unsafe driving conditions in the area.

In addition, neighborhood characteristics have a very "exclusive" feeling about them.

The shore here is gravel with spines of ledge protruding through the surface in places. A stone retaining wall in one section keeps the mowed lawn away from high water. At the junction of the town way with the shore, the banking is steep with a drop of about 6 to 10 feet.

The clam survey of 1981 indicated that shellfish would do well if hand seeded throughout the area.

RECOMMENDATION: Existing low profile fishing and boating activity in this area appears compatable with other residential uses of the location. Any significant increase or change in such use would surely impact those owning property here. It would therefore seem appropriate to maintain the current status of the access rights without further development.

SITE NAME: Derby Road Town Landing

LOCATION MAP NUMBER: 32

OWNERS: C. Auchincloss & P. Collins

LEGAL RIGHTS OF ACCESS: Although it is difficult to determine precisely when the Derby Road and its town landing terminus at Gilkey Harbor were first accepted by the town as public, it is clear that both existed in some form in 1912 when the name "Derby Road" was first suggested and approved. The article in the warrant for a meeting on March 4, 1912 read "To see if the town will vote to name the road leading from the Dark Harbor Post Office to the town landing near ship yard point - 'Derby Road' in memory of the late Richard H. Derby as requested by J. Murry Forbs."

Other activity in this area during the early part of the century repeatedly confirmed the Town's interest in and title to this Town Landing. In March of 1916, for example \$250 was raised "for improvement of town landing near J. M. Forbs cottage."

The landing did not receive any official reference again until 1958 when Mr. Clarence Dillon indicated his interest in buying the **property** associated with the town landing. An article was placed on the warrant for a special town meeting November 16, 1960 which read "To see if the Town will vote to sell the old town landing property between Dillon's and Forbes." The vote was 49 to 4 against selling.

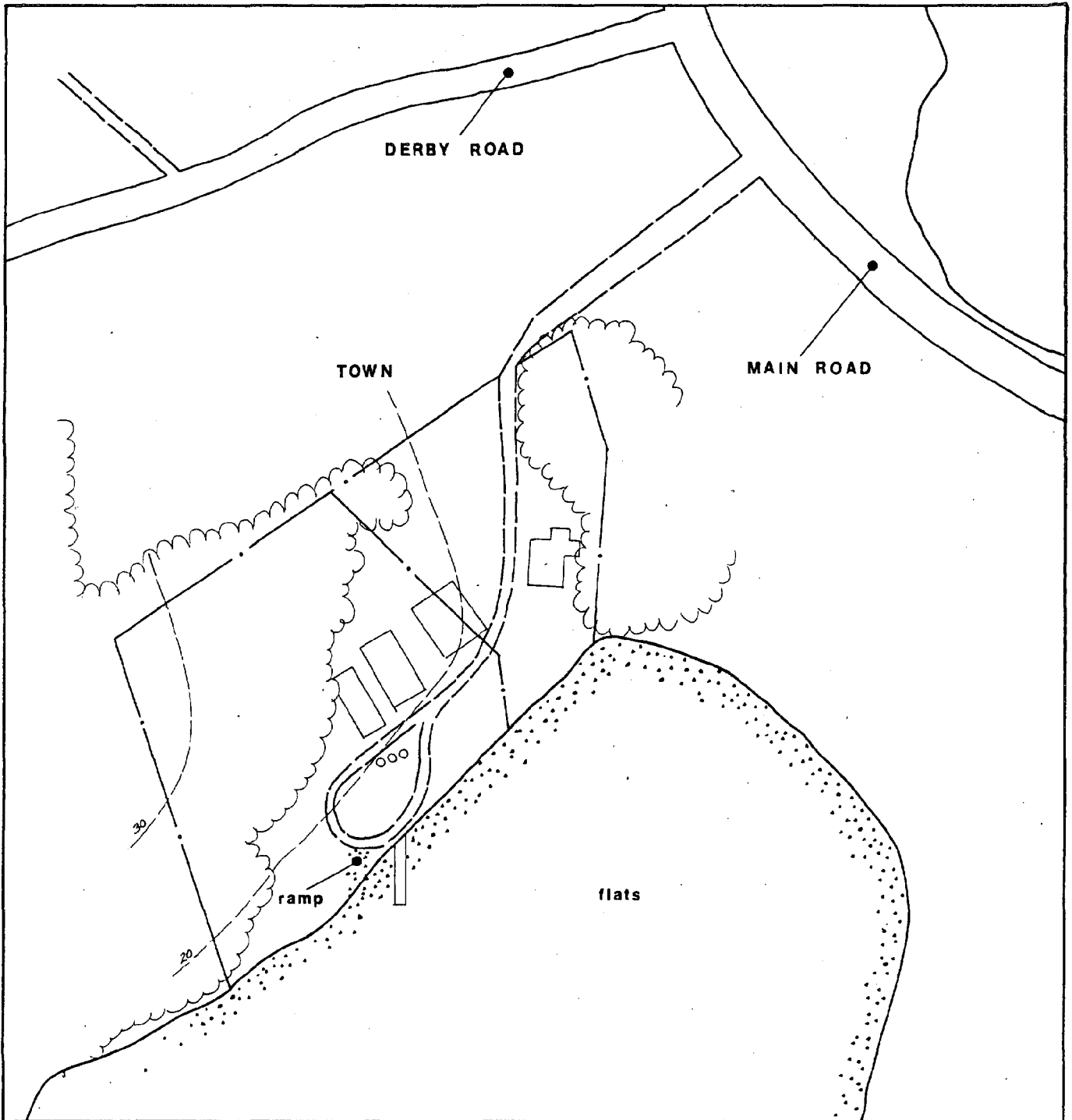
SITE DESCRIPTION: Located in Dark Harbor, a gravel way leads to a gravel shore inside ledges which define this small cove. There appears to be a cable laid under water from here.

The presence of a considerable amount of eelgrass raises the question of how solid the gravel bottom may be. There is a gentle slope from the town way right to low water, making launching small boats easily accomplished.

The Maritec clam survey indicated that the area could be clam productive if properly managed.

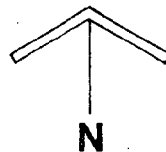
Neighborhood characteristics show medium density residential use of a highly developed nature.

RECOMMENDATION: There would not appear to be any good reason for doing anything regarding this public way to the shore except possibly to integrate the area into a comprehensive clam management plan for the future of island residents.



AMES COVE

SITE NUMBER 33



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Ames Cove

LOCATION MAP NUMBER: 33

OWNERS: T. Pendleton, S. Pendleton & E. Berry

LEGAL RIGHTS OF ACCESS: The Town owns 1.12 acres adjacent to the Pendleton property mentioned above and there are rights of access to this parcel.

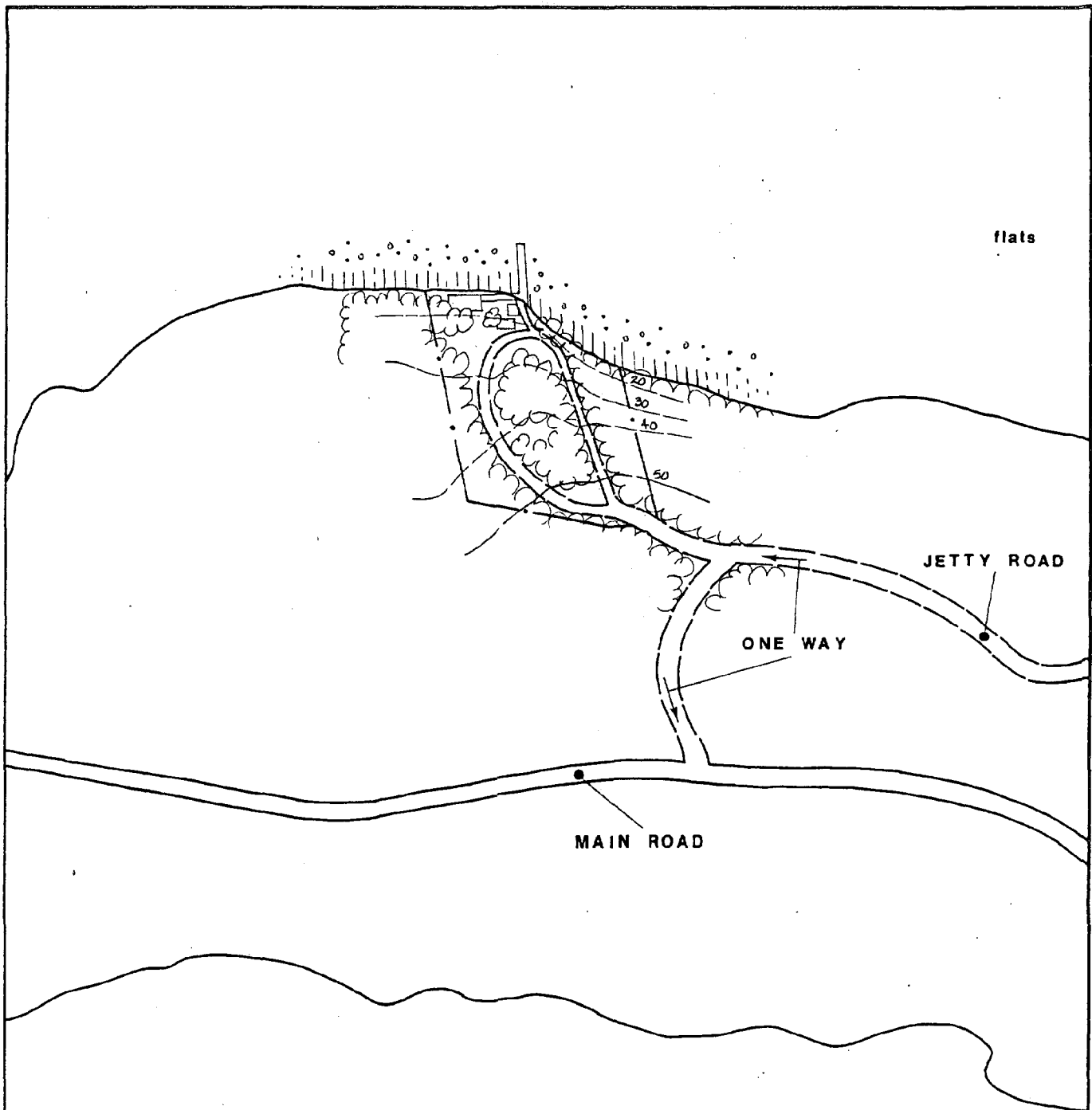
Historically, there has been some use of this cove for landing small boats since it is very near the village of Dark Harbor and its attendant activities and services. This use has always been quite limited here, however, due to the large expanse of flat at low water. There does not appear to be a major case for prescriptive rights of access, then, except in the event that further research should reveal some documented use not known.

SITE DESCRIPTION: The S. Pendleton and E. Berry parcel is used commercially as a boat yard and fuel depot while the T. Pendleton property is residential. Both kinds of use have existed here for generations.

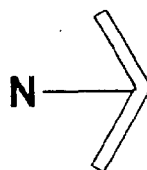
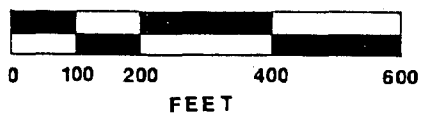
The boat yard has a dock and gravel ramp for boating activities. The rim of the cove is defined by a narrow gravel strip at high water. The remainder of the shore is an extensive mudflat.

The area does support a clam population but is probably more significant ecologically as a feeding ground for waterfowl.

RECOMMENDATION: It might be appropriate to provide access to the shore somewhere in Ames Cove, or to secure any access rights which might already exist. There would not appear to be any other public interest in the area.



JETTY SITE NUMBER 34



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Jetty

LOCATION MAP NUMBER: 34

OWNER: Tarratine Yacht Club

LEGAL RIGHTS OF ACCESS: There is some confusion as to the public or private status of the Jetty Road. In 1928 the Town voted to support nine street lights on what was then called the Western Jetty Road. Whether or not the road was then considered public or private is not discussed.

There is no official mention of the way again until 1970 when the Tarratine Club, assuming the road to be public, asked the Board of Selectmen for permission to set up a one-way road pattern. The minutes of that meeting reveal a different municipal attitude, "Inasmuch as these are private roads, the town feels that it is of no concern to it."

But then, in April of 1976, the town manager reported on work that was being done on town roads and included grading of the Jetty Road. Again, in 1978, Selectmen minutes show that municipal revenue was used on the "Yacht Club Road."

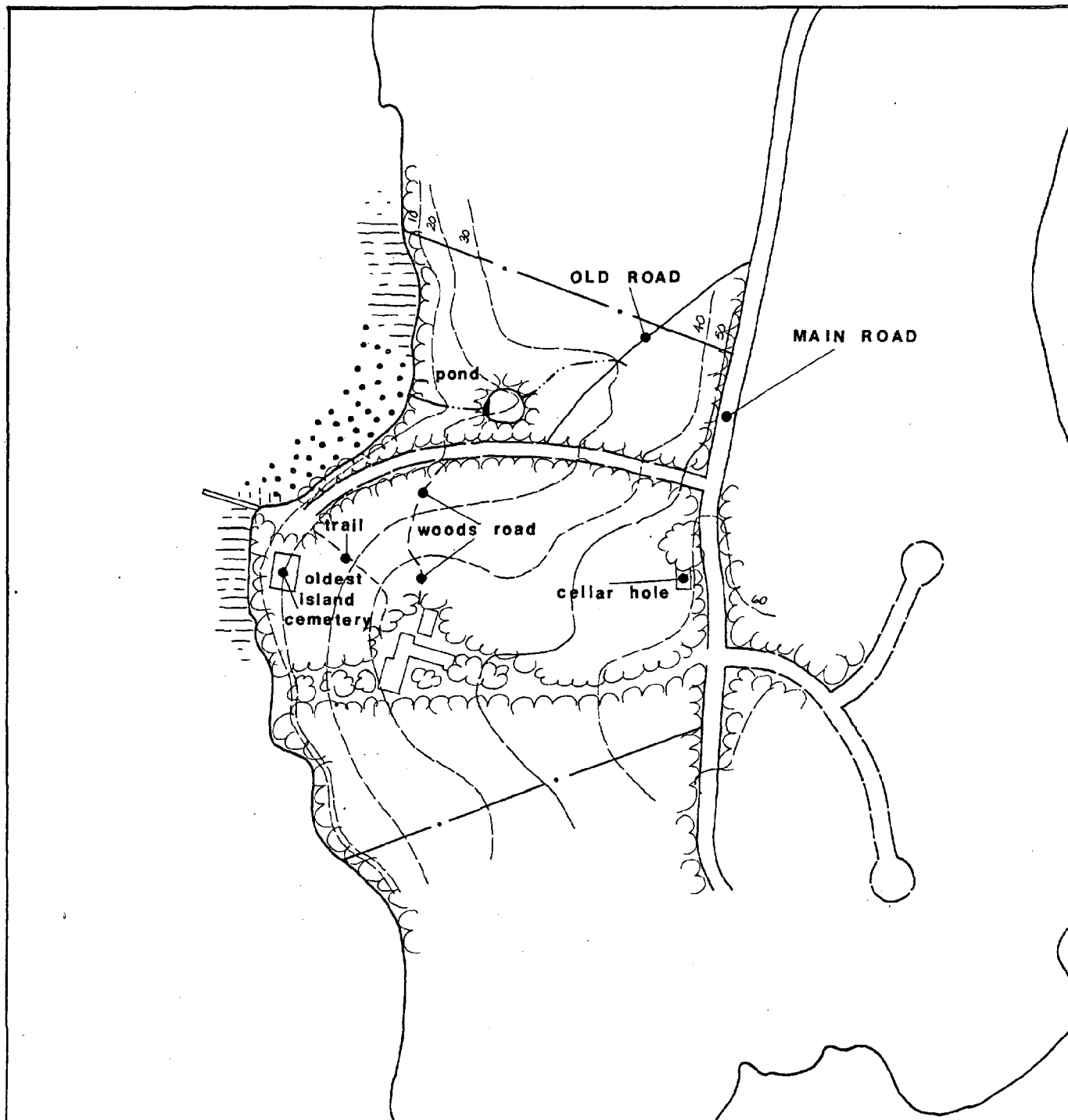
There is no question about the private nature of the Club itself and the associated pier and docks. however, Even if the Town does have a claim to certain rights regarding the road, then, it may be that there is still no access to the shore here.

Town tax maps show a right-of-way to the shore adjacent to the Club property. It remains uncertain as to whose right-of-way this is and who may use it. There is no official town data to support any public claim.

SITE DESCRIPTION: At the end of the Jetty Road is the Tarratine Yacht Club, a membership organization, with club house, pier, and floats. The spruce and cedar vegetation gives way to steep ledge at the waterline. After a severe drop of about 15 feet the shore is a litter of gravel, boulders, and more ledge.

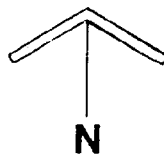
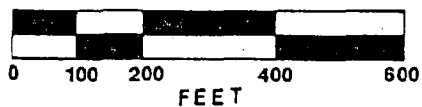
This portion of Gilkey Harbor, near Ames Cove, is, as one might suspect, good anchorage in protected water. The area is open at S 58° W to the Channel and waters of the West Bay.

RECOMMENDATION: The Yacht Club is located at the end of a residential road of dubiously safe construction. Any public use of a kind not already associated with this site would be in conflict with the residential nature of the area.



BOARDMAN POINT

SITE NUMBER 35



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Boardman Point Town Landing

LOCATION MAP NUMBER: 35

OWNER: D. Thomas

LEGAL RIGHTS OF ACCESS: History has long recorded a Town Landing at this site. In the Town Clerk's records of September 27, 1832 we read that "The town has accepted the alteration of the road that passes by Capt. Thomas Boardman and Joseph Boardman house to the shore with a privilege of a landing at any time of tide."

Another alteration, this one requested by Mr. J. R. Brackett in 1908, still refers to the existing landing:

"To see if the own will vote to discontinue the old town way from where the new town way intercepts the main town way leading to the late Joseph Boardman house and thence from the late Joseph Boardman house to where the new town way intercepts the road leading to the town landing."

This is all very confusing in terms of actual road lay-out but the operative portion of the article from an access-to-the-shore perspective is the ending which suggests an intact and still-used town landing at the site.

Should there be any doubt regarding the precise location of this particular town landing, J. P. Farrow, in his History, tells us on page 84 about, "The Town landing, at the southern end of the island, on the land of Jeffrey P. Brackett, in Gilkey's Harbor. Near this landing was the first cemetery, and here is the oldest gravestone in Islesborough."

It should be noted here, however, that the current way to the shore at this location is posted private and barred. It has remained closed in this manner for a number of years. If prescriptive rights were at issue then this closing would effectively negate such claim of rights. In this case, though, we are considering a location in which a town road once existed and, although abandoned, has never been officially discontinued.

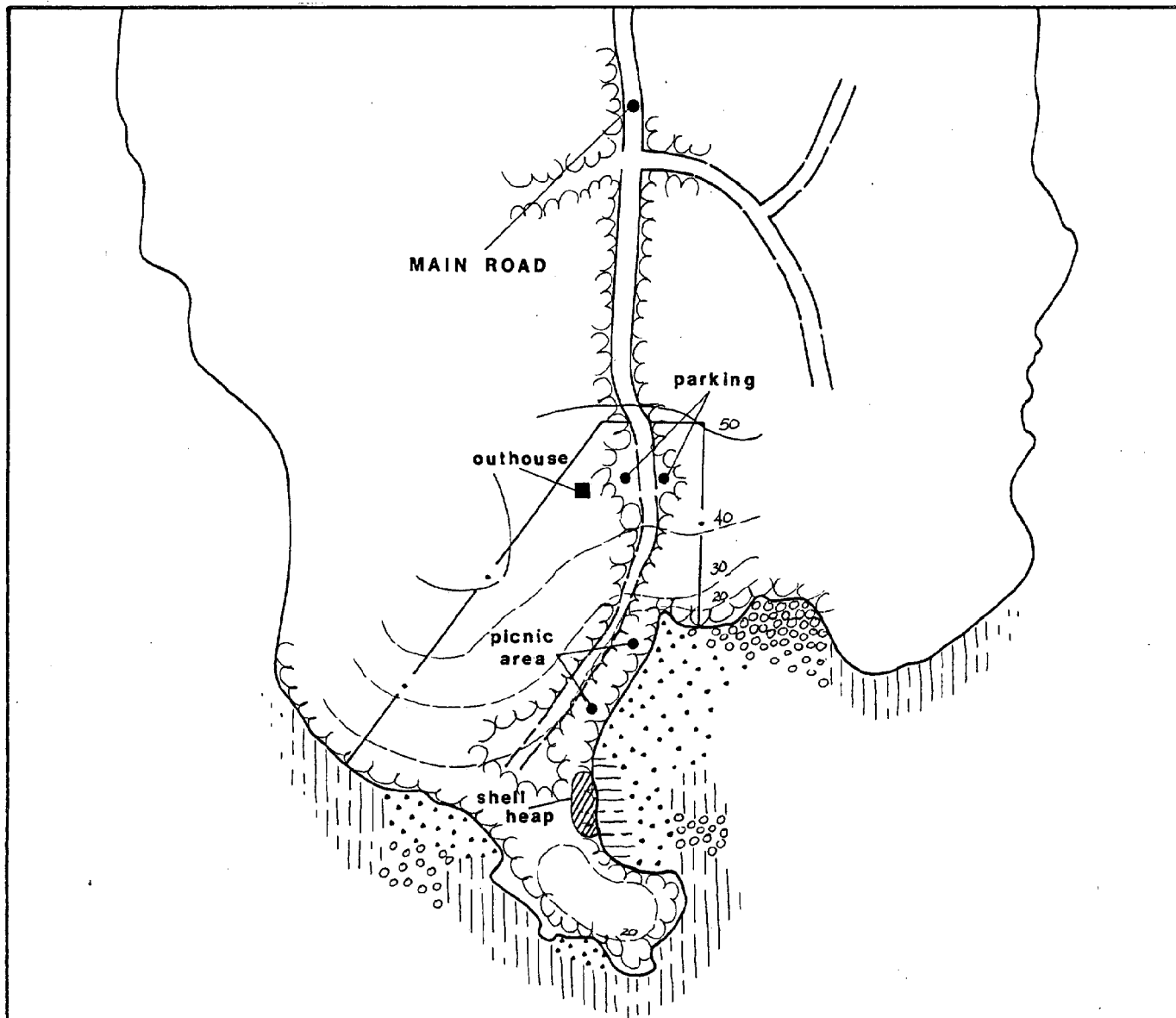
This may well be the most complicated, from a legal standpoint, access situation discussed in this report. Further research of deeds and other records might shed more light on the question.

SITE DESCRIPTION: The private docking facility belonging to Mrs. Darcy Thomas is the first most conspicuous sight at the end of the narrow dirt way to the shore. To

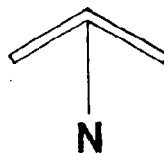
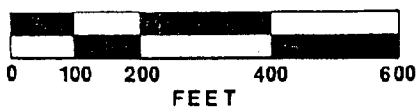
the south of this road is the cemetery mentioned by Farrow as the oldest on the island. Directly west, where the pier extends into Erackett's Channel, is ledge at the shore. Job and Middle Islands are seen clearly nearby. Slightly north of the road is a short trail over the bank to the fine gravel beach. This beach slopes gently to low water and appears to be solid underfoot, making it the attractive small boatslanding described above.

The Maritec Study indicated that clam production was fairly good in this location.

RECOMMENDATION: Because of obviously conflicting interests at this site, it is probably adviseable to record historical use without acting upon it at this time.



TOWN BEACH SITE NUMBER 36



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Town Beach

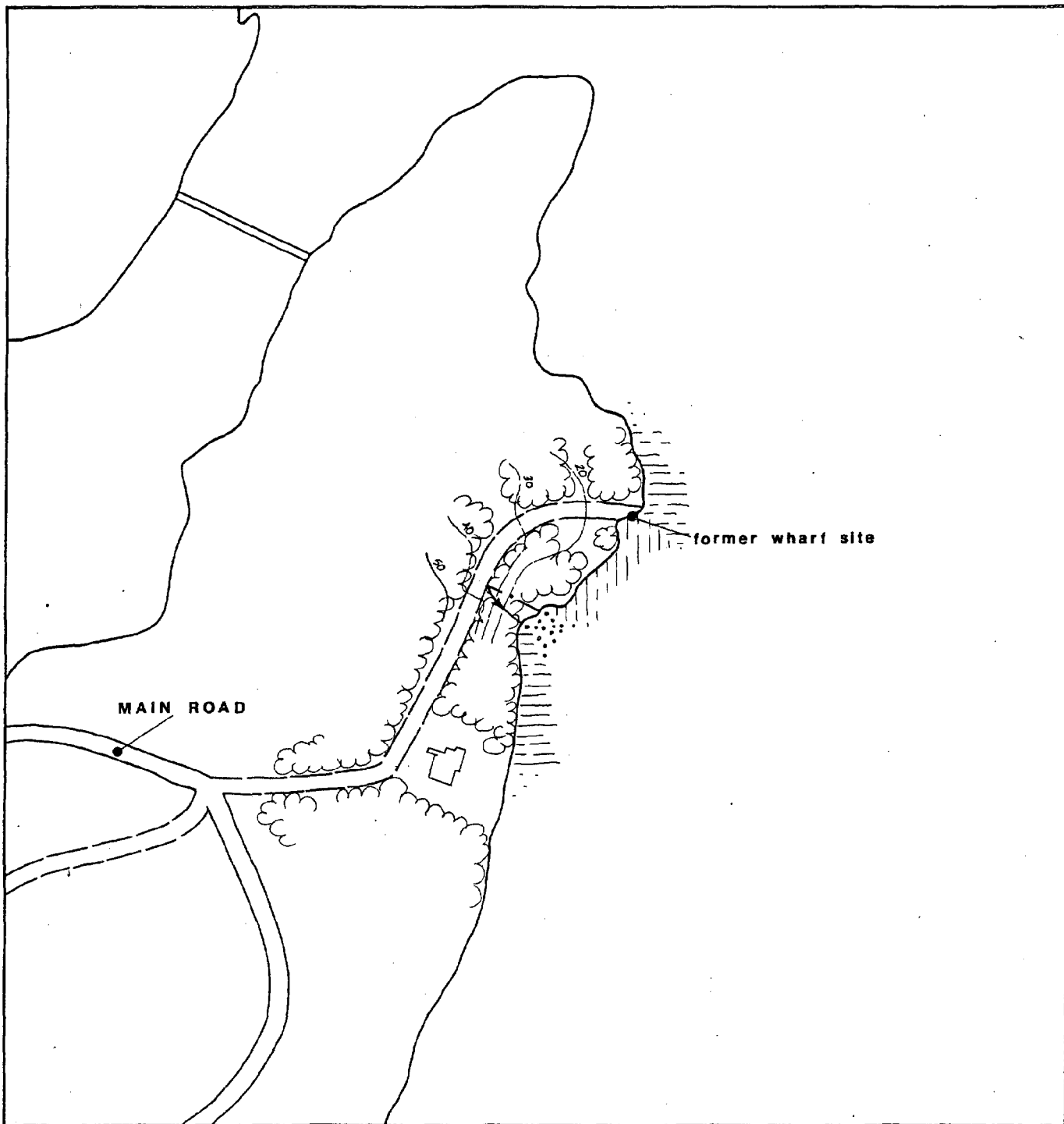
LOCATION MAP NUMBER: 36

OWNER: Town of Islesboro

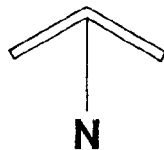
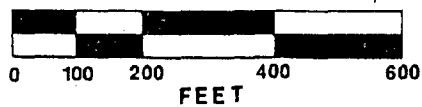
LEGAL RIGHTS OF ACCESS: This is town owned public property so access is assured.

SITE DESCRIPTION: Located at the southern terminus of the island, this classic spruce forested property has two gravel beaches and ledge that can be climbed for shoreline. Portions of the **property** are accessable by vehicle over a poor roadway. There are picnic facilities at specific sites. A parking area is also available near the entrance to the property. An indian shell **heap** is observeable at the east bank.

RECOMMENDATION: A definition of purpose would aid in determining policy at this unique town property. We understand that funds have been provided for implementation of a program of improvement to the beach area. The time may, therefore, be good for articulating the future of this area.



STEAMBOAT LANDING SITE NUMBER 37



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Old Steamboat Landing

LOCATION MAP NUMBER: 37

OWNER: A. Choate, Jr.

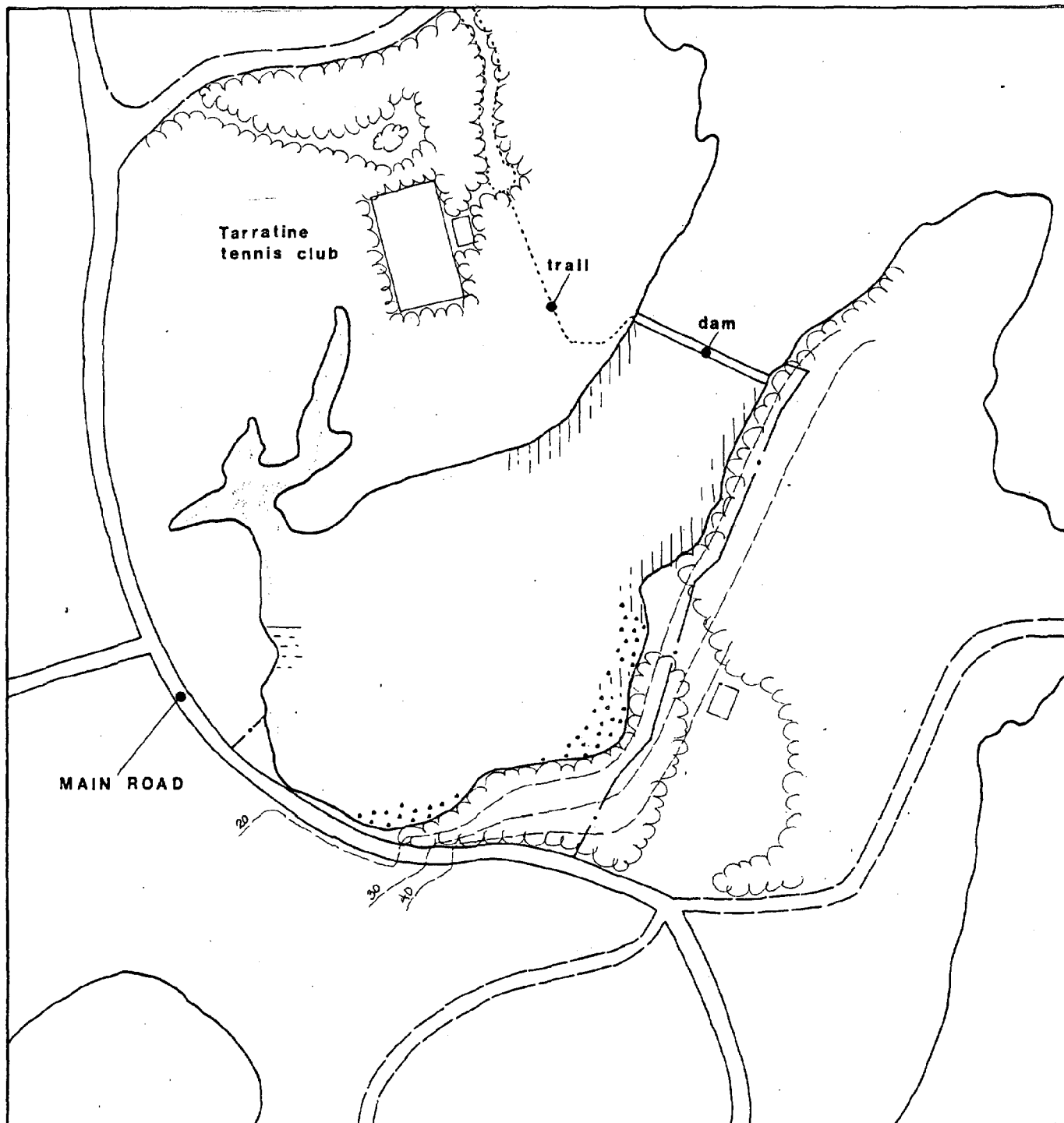
LEGAL RIGHTS OF ACCESS: Very little evidence exists regarding any public right of access to the shore at this former steamboat landing site other than recognition of the general public use of the area in relation to boat landings. Not only were passengers and goods brought to and from the island at this location, but mail was also delivered to Dark Harbor here.

SITE DESCRIPTION: Remnants of the old pier are still visible between high and low water where the way meets the shore. The site is open to the east and was used primarily as a summer landing location.

While the ledge at the bank where the pier once stood is perhaps 15 feet high, a small gravel beach is located a few feet to the south.

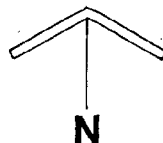
Much of this small lot (.6 acre) is open. The surrounding area is either landscaped or covered with mixed softwood.

RECOMMENDATION: This does not appear to be a viable location for public use of any kind.



DARK HARBOR POOL

SITE NUMBER 38



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Dark Harbor Pool

LOCATION MAP NUMBER: 38

OWNERS: Tarratine Club & Town of Islesboro

LEGAL RIGHTS OF ACCESS: The town owns a small (.07 acre) parcel which fronts on the pool, thereby guaranteeing access.

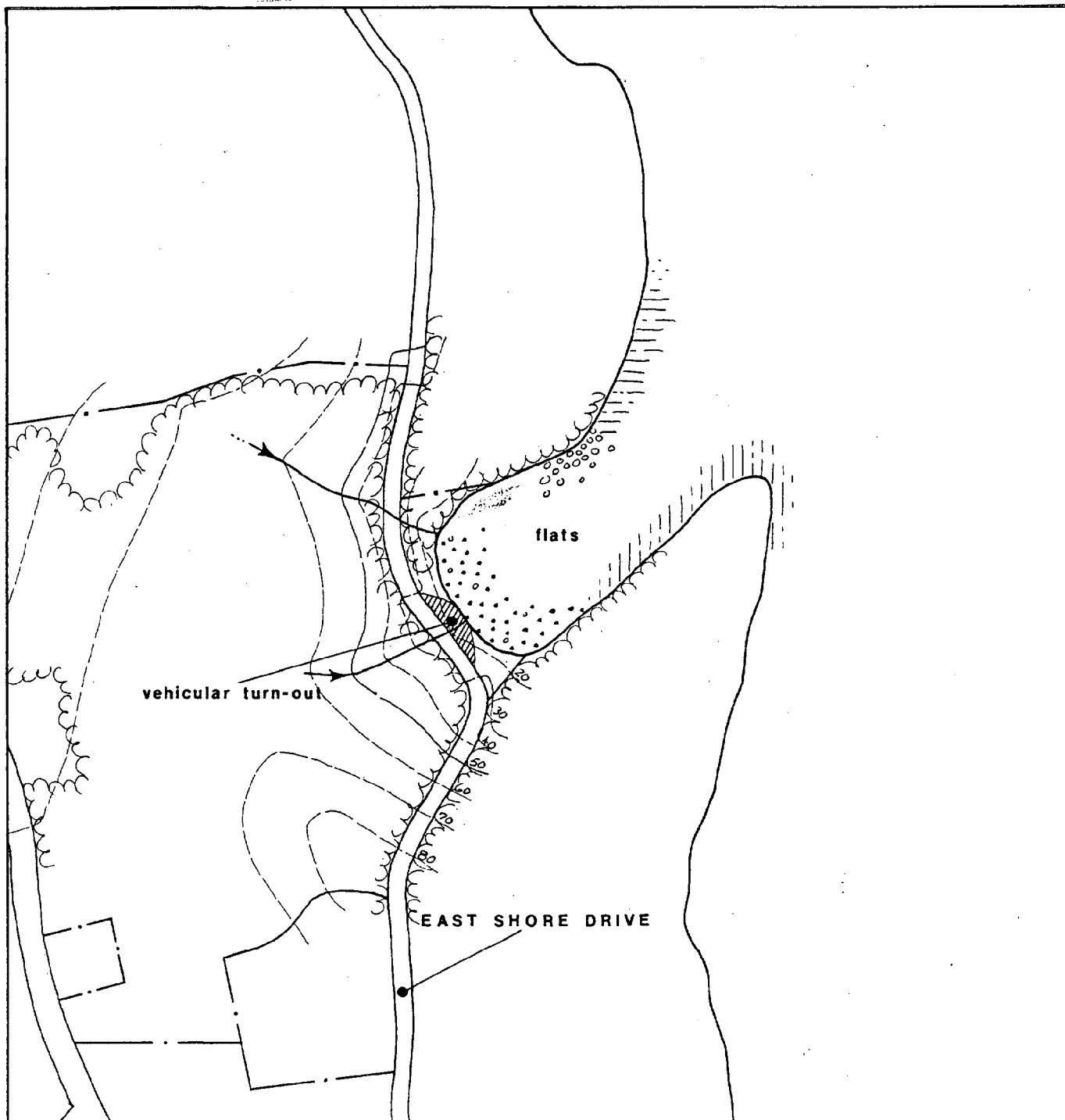
SITE DESCRIPTION: The Dark Harbor Pool is a most unique ecological configuration from which the community at this end of the island derives its name. When formerly surrounded by tall trees, the harbor with its very small entry must have been very dark, indeed.

Very steep slopes and hard wood cover characterize the Tarratine property on the southeast side of the pool. Dramatic ledge is interrupted in two places by small patches of gravel beach. The shore on the opposite side is marshy and covered with eelgrass.

RECOMMENDATION: The channel entry was dammed and a swimming pool created somewhere around the turn of the century. In 1959 the town was asked about accepting the dam and some land. In the minutes of the Selectmen's meeting at which this was discussed we learn, "After serious consideration it was decided that the expense involved to repair and maintain dam, floats, etc. would be heavier than advisable."

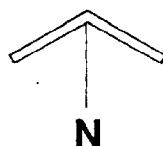
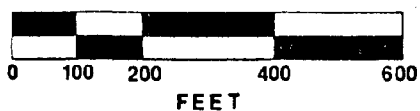
A period of pollution made the area unattractive for a time but in 1983 the town manager was asked to contact the Tarratine Club "regarding ideas for future recreation activity in the Dark Harbor swimming pool."

Further research may be warranted.



LORANUS COVE

SITE NUMBER 39



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Loranus Cove

LOCATION MAP NUMBER: 39

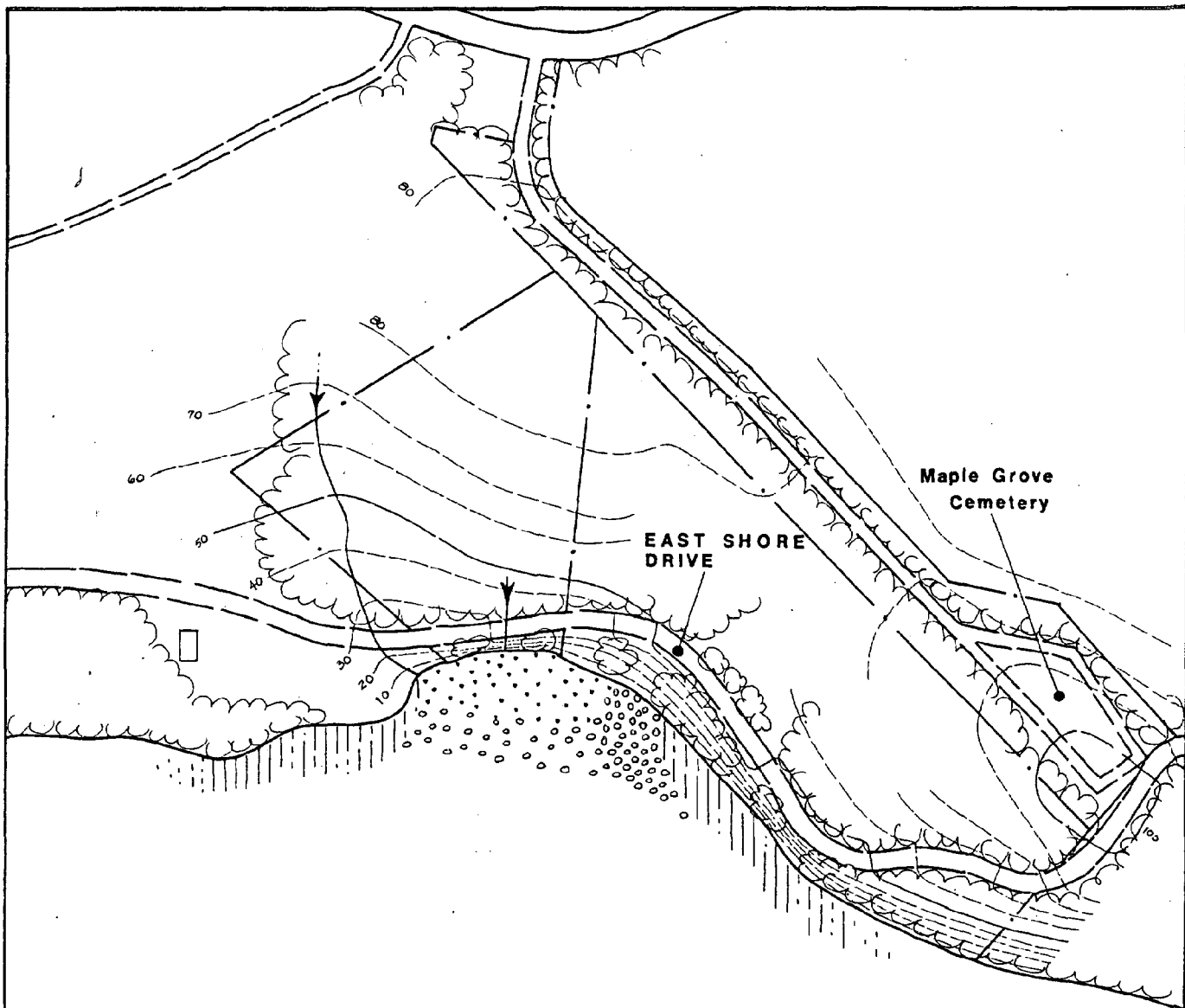
OWNER: M. Hathaway

LEGAL RIGHTS OF ACCESS: If the town right-of-way for the East Shore Drive bounds high water mark at the head of this cove then access is assured. If not, then historical use of the shore at this location, so close to the traveled way, would tend to support a claim of prescriptive rights.

SITE DESCRIPTION: A highly protected and picturesque cove. Loranus supports a productive clam flat below its gravel beach. The north and south sides of the cove are defined by ledge and boulders. The east side is open.

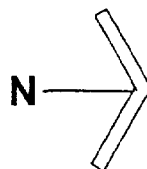
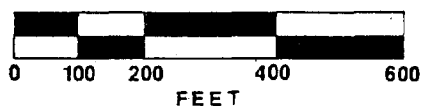
So frequent have been the stops here that a turn-out has been created by the wear of numerous tires. Ground cover across the road is mixed, both soft and hard.

RECOMMENDATION: Clam management is essential for this location. This may also be a particularly important location to maintain as open space.



HATCH'S COVE

SITE NUMBER 40



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Hatch's Cove

LOCATION MAP NUMBER: 40

OWNERS: P. B. Welldon & formerly A. Peck Heirs

LEGAL RIGHTS OF ACCESS: If the town right-of-way for East Shore Drive bounds this cove then access rights are secure. If not, then there are probably no specific rights available to the public.

SITE DESCRIPTION: This gravel beach is nearly 400 feet in length and located on East Shore Drive. A severely sloping bank must be overcome in order to reach the stand of gravel which is bounded, as usual, by ledge to the north and south.

Although called a cove, the water conditions here are in fact quite open, especially to the south and east. A panoramic view is available from the East Shore Drive, however.

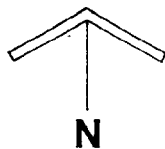
RECOMMENDATION: The openness of the site does not lend itself well to community development but does make this a prime candidate for open space and scenic preservation.

EAST SHORE
DRIVE

trail

CHARLOTTE'S COVE

SITE NUMBER 41



KEY:

- BEACH
- ROCKS
- LEDGE
- DRAINAGE
- MARSH

SITE NAME: Charlotte's Cove

LOCATION MAP NUMBER: 41

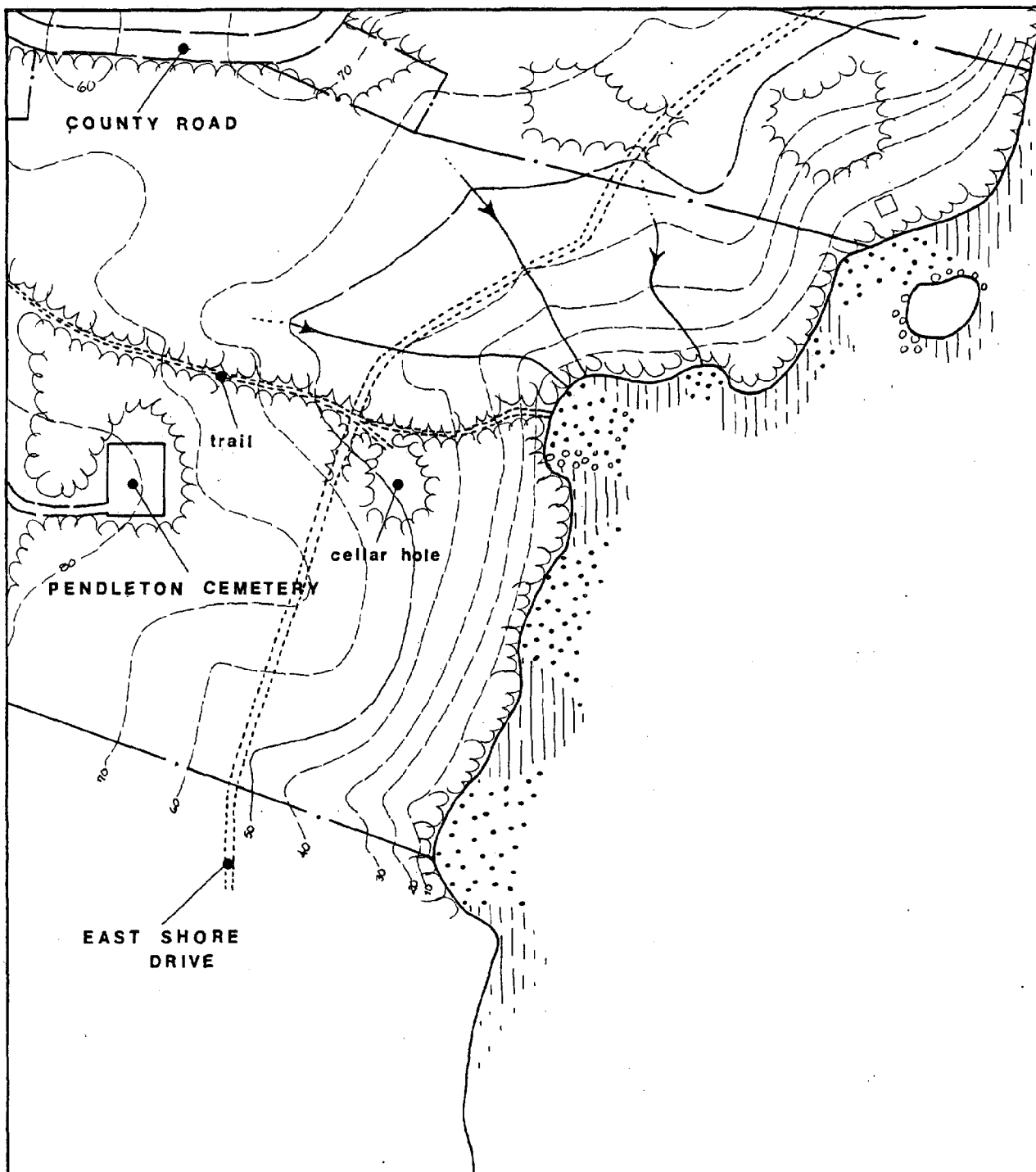
OWNER: J. & E. Hayden

LEGAL RIGHTS OF ACCESS: The town right-of-way appears to provide access to this cove. If this were not the case then historical public use would certainly raise the issue of prescriptive rights.

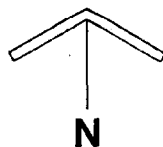
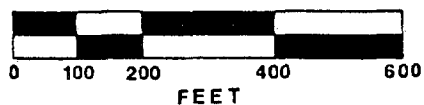
SITE DESCRIPTION: A well protected cove with sheer cliffs at northern and southern sides and a gravel wall at the western head, historic uses of this spot have included clamming and fishing.

The cove is open to the east and surrounded by spruce growth. This site is also the catch basin for a major drainage swale. Residential density in the area is low as the poor condition of the road would tend to attest.

RECOMMENDATION: Access over the East Shore Drive being what it is, this rather removed spot receives low marks for public potential.



SAND BEACH **SITE NUMBER 42**



KEY:

-  BEACH
-  ROCKS
-  LEDGE
-  DRAINAGE
-  MARSH

SITE NAME: Sand Beach

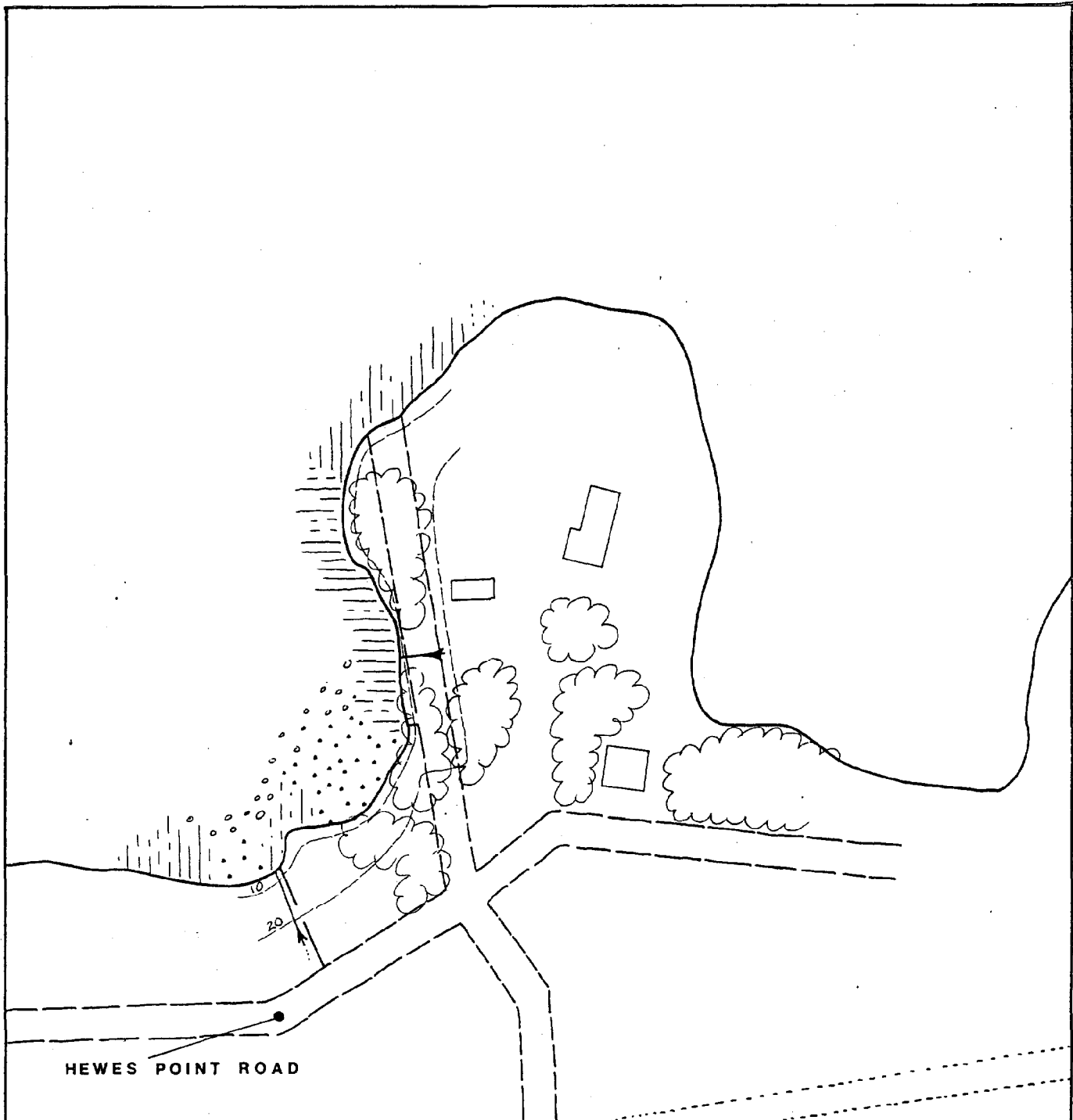
LOCATION MAP NUMBER: 42

OWNERS: Fields Pendleton, Jr. Heirs & Roderick Pendleton Heirs

LEGAL RIGHTS OF ACCESS: None. The property here is private and there are not documented public uses of significant enough extent to create a claim for prescriptive rights.

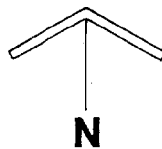
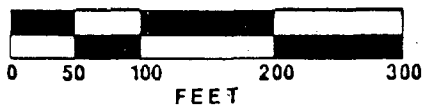
SITE DESCRIPTION: A trail from County Road leads to a fine gravel beach tucked away against the bank with a southeasterly exposure. Around a ledge point is another smaller and coarser gravel beach adjacent to Little Island.

RECOMMENDATION: A real gem; this isolated site is clearly best left private.



HEWES POINT

SITE NUMBER 43



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Hewes Point

LOCATION MAP NUMBER: 43

OWNERS: A. Bjork, et. al., R. Clayton III & Town of Islesboro

LEGAL RIGHTS OF ACCESS: Town tax maps show a road leading directly to the shore here. This was long the site of a wharf.

In the Town Clerk's records dated February 20, 1883 we find the following:

"Report of Road to Proposed Wharf:
...upon application...beginning at
the town way on land of Abram Dodge
then south 73 east 5 rods then N 69
E 30 rods then N 24 E 13 rods then
north 56.5 E 9 rods then N 88 E 6
rods then N 23 E 26 rods to the shore
of Penobscot East Bay..."

This may be the road petitioned for by S. B. Fletcher and others which was recorded in the Clerk's records of 1881.

"Beginning at the town way at the
corner of S. B. Fletcher's land
then easterly and northerly and
ending at the steamboat wharf."

We are, at any rate, informed of a road ending at the shore in this vicinity before the 20th century.

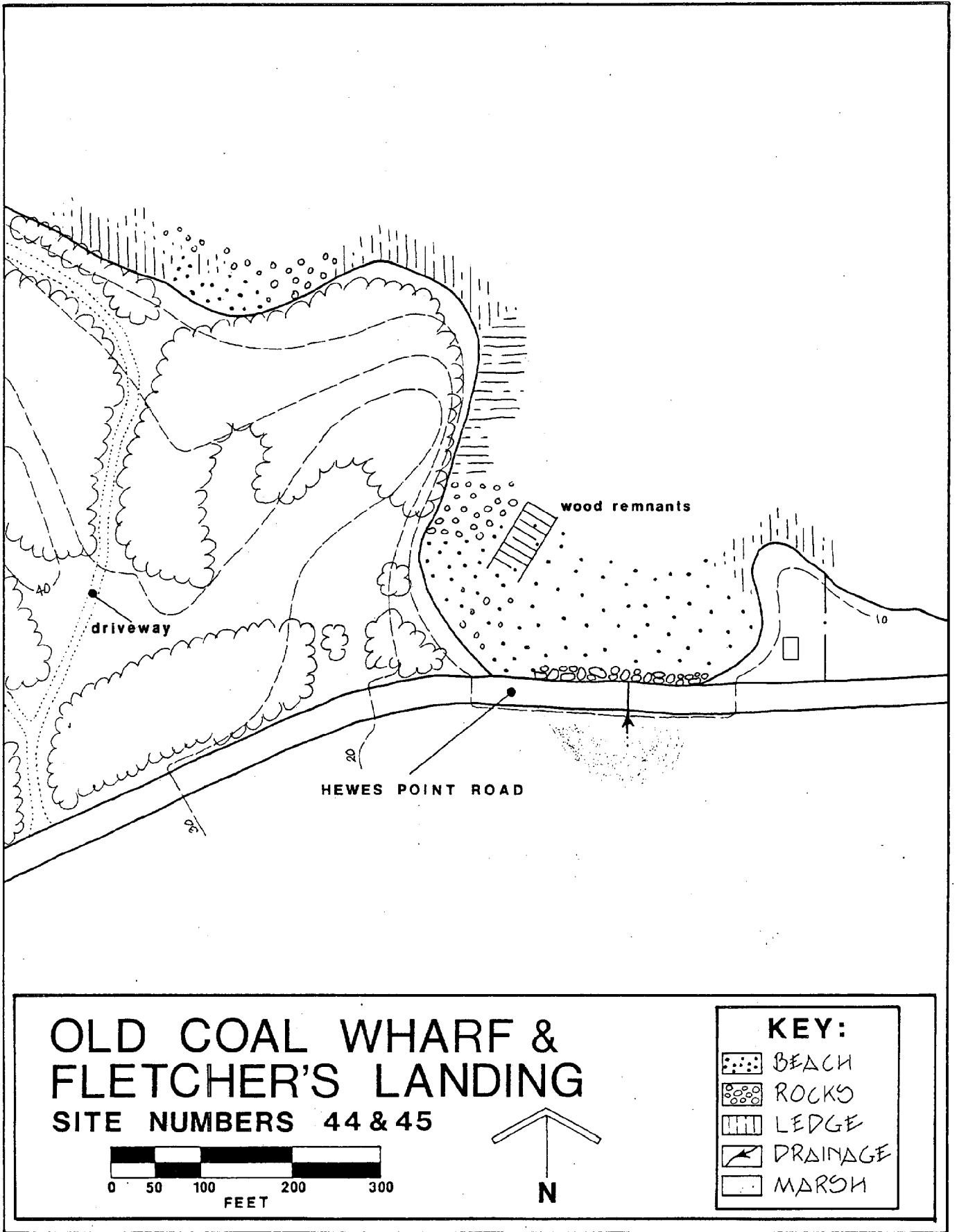
A sign of the times, as well as the importance of the Hewes Point Wharf, is the article in a warrant for a town meeting March 21, 1931 which reads, "...to see if the town will take some action towards the replacing of the wharf at Hughe's Point, commonly known as the Hughe's Point Wharf." They not only voted yes but also raised \$1,000 at the same time.

SITE DESCRIPTION: The former wharf was attached to Islesboro at a high (perhaps 20 feet above low water) ledge. The way to this spot is now grown in with scrub but the roadbed is still visible.

The adjacent Bjork parcel of .12 acre is to the west of the way to the Point terminus and is, in turn next to the Clayton parcel which completes this westerly side of the Point.

The Clayton property (.5 acre) has, as most of its shorefront, a gravel beach. Both properties face a good anchorage cove.

RECOMMENDATION: There is considerable potential for a small, neighborhood-type boating facility here. Not only is historical precedent in favor of such a use but the location contains all the right attributes. This could be a good neighborhood solidarity project, as well, bringing those in the area together for a common cause.



SITE NAME: Old Coal Wharf and Hewes Point Beach

LOCATION MAP NUMBER: 44

OWNERS: M. Brown & formerly C. Purinton

LEGAL RIGHTS OF ACCESS: The town right-of-way for Hewes Point Road bounds high water at the head of this cove, assuring access.

SITE DESCRIPTION: Once the location of a coal wharf, this gravel beach is located in one of the highest residential densities on the island. The beach has considerable cobble size stone mixed with the gravel and a boulder ramp at the foot of a severe cliff to the western side.

Access from the paved Hewes Point Road is safely accomplished with relatively good site distances.

The cove is protected from the southeast but is open to the north. Deep water is available for anchorage.

RECOMMENDATION: There is ample potential, especially considering historical use of the site, for development of some kind of public boating facility.

SITE NAME: Fletcher's Landing

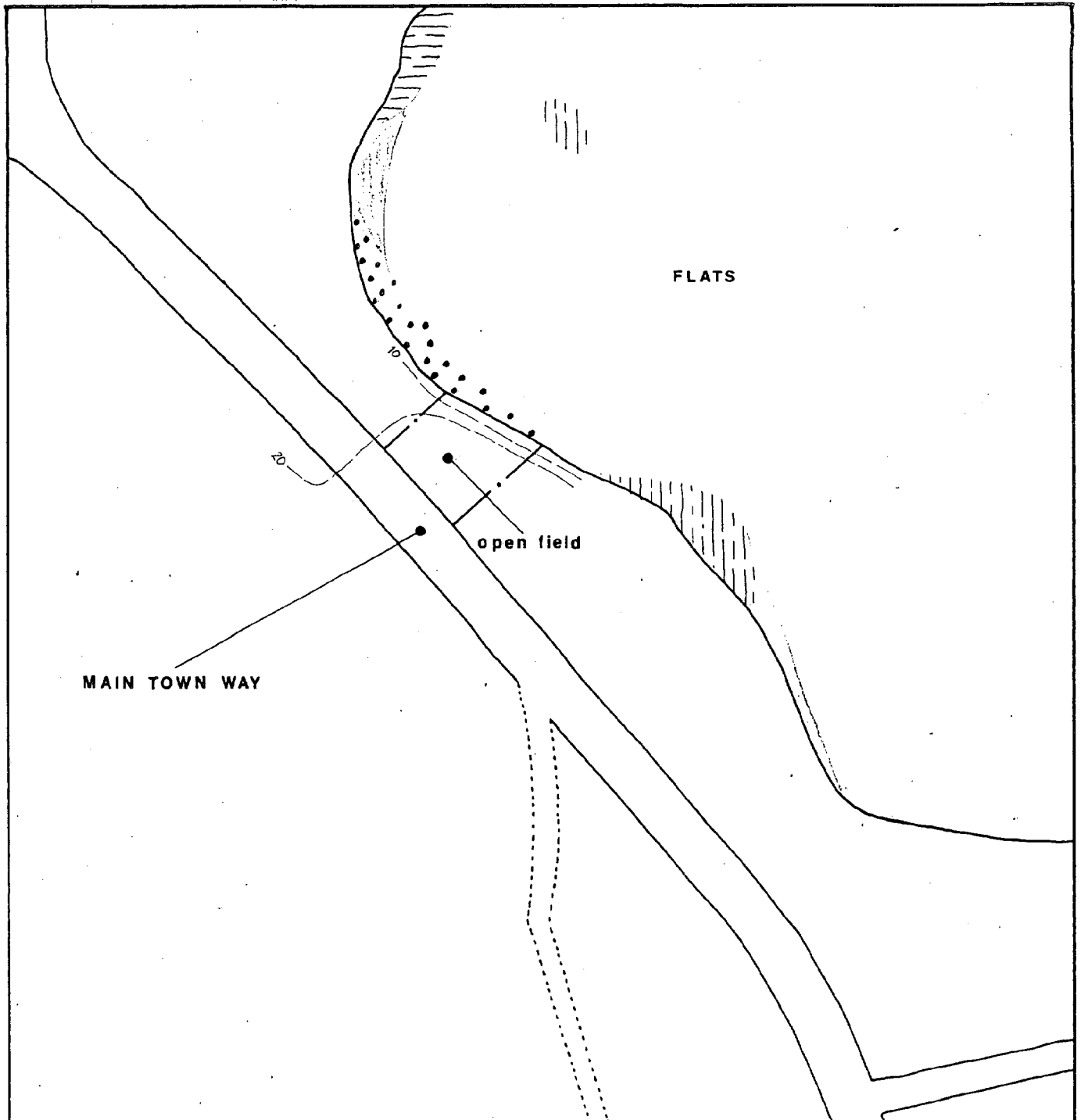
LOCATION MAP NUMBER: 45

OWNER: C. Purinton

LEGAL RIGHTS OF ACCESS: There was, at the end of the 19th century, a landing known as "Fletcher's Wharf." Just where this was located remains something of a guess. The Purinton family currently hold title to most of the land Fletcher owned but access rights remain extremely vague.

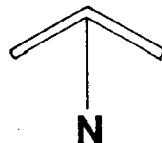
SITE DESCRIPTION: The property across which one traverses in order to reach the gravel shore and probable landing site has an agricultural feel to it. The beach itself would not be highly recommended for landing boats given the extent of ledge in the intertidal zone. Severe slopes are noted to either side of the beach.

RECOMMENDATION: Private use as currently observed appears best.



LITTLE BROAD COVE

SITE NUMBER 46



KEY:	
	BEACH
	ROCKS
	LEDGE
	DRAINAGE
	MARSH

SITE NAME: Little Broad Cove

LOCATION MAP NUMBER: 46

OWNERS: Tompkins & Dupray

LEGAL RIGHTS OF ACCESS: The public has found their way to the productive clam flats of Little Broad Cove for many years, thereby creating a case for claiming prescriptive rights.

SITE DESCRIPTION: Located on the east side of Islesboro and not far from Hewes Point already described, Little Broad Cove is mostly clam producing mud flats bordered in some places by narrow strips of gravel and in other places by eel grass colonies.

The water conditions are extremely shallow and open to the northeast. The ground cover on the property is old field grass. This is unquestionably one of the best clam producing areas in town.

RECOMMENDATION: Access for management of the important clam resource is the primary public interest in this area. Once secured, there would not appear to be any immediate need for any further public action.

